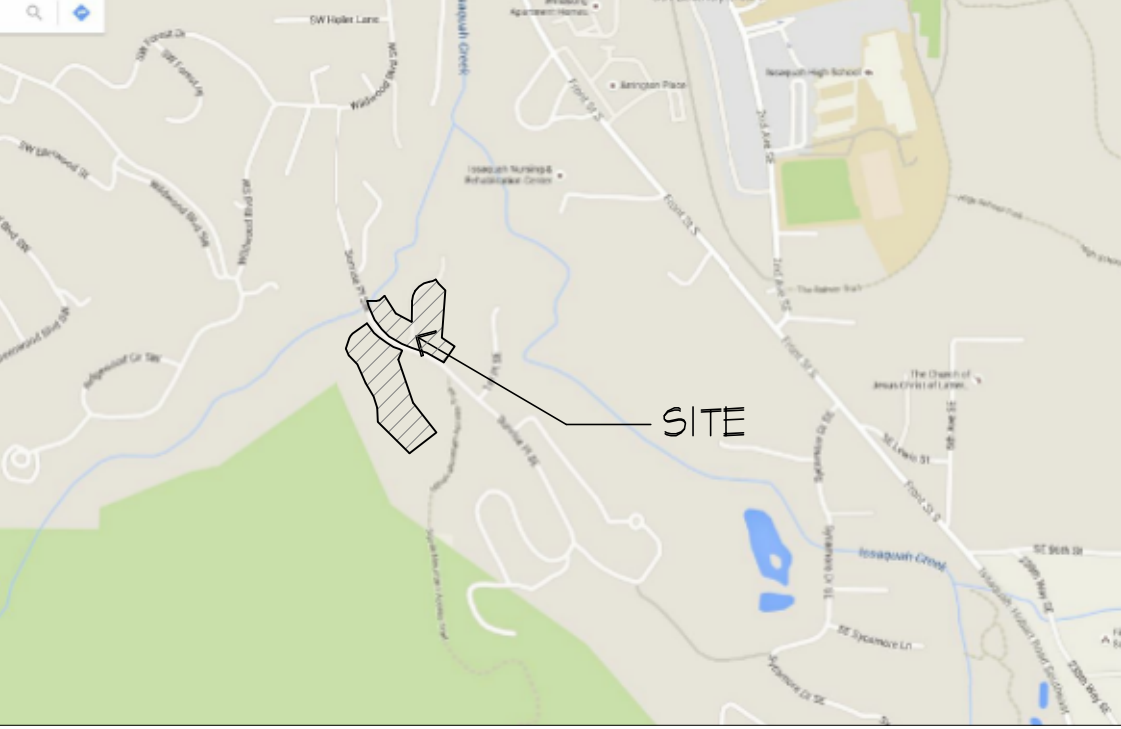
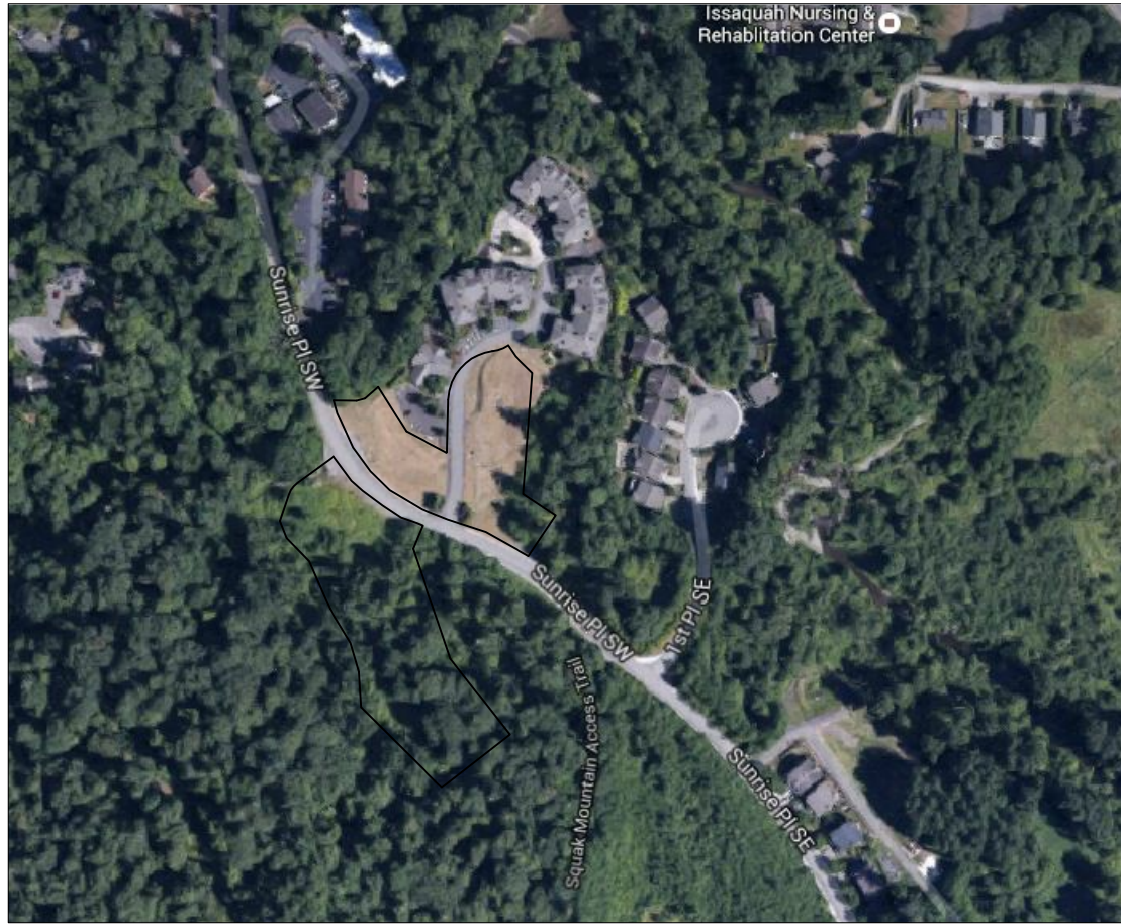


VICINITY MAP



INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY.  
SITE PLAN FROM GOOGLE MAP 2016

SITE AERIAL VIEW



INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY.  
SITE PLAN FROM GOOGLE MAP 2016

PROJECT TEAM

**APPLICANT**  
IS PROPERTY INVESTMENTS, LLC 419  
0602 CENTRAL AVE. S, SUITE 900  
SEATTLE, WA 98104  
CONTACT: DAVID MACDUFF  
VICE PRESIDENT-DEVELOPMENT,  
EMAIL: DavidM@intra-corp.com  
PHONE: (206) 728-6517

**LAND USE PLANNER**  
VANNESS FELDMAN LLP  
119 SECOND AVENUE, SUITE 1150  
SEATTLE, WA 98104  
CONTACT: ANNA MARIE NELSON, AICP,  
EMAIL: amn@vnf.com  
PHONE: (206) 623-9312

**ARCHITECT**  
BAYLIS ARCHITECTS  
10801 MAIN STREET, SUITE 110  
BELLEVUE, WA 98004  
CONTACT: RICH WAGNER, FAIA  
EMAIL: wagner@baylisarchitects.com  
PHONE: (425) 454-0566

**CIVIL ENGINEER/ SURVEYOR**  
CORE DESIGN  
14711 NE 28th PLACE SUITE 101  
BELLEVUE, WASHINGTON 98007  
CONTACT: JAMES OLSEN  
EMAIL: jao@coredesigninc.com  
PHONE: (425) 885-7877

**LANDSCAPE**  
WEIGMAN DESIGN GROUP  
2324 E MADISON ST.  
SEATTLE WA 98112  
CONTACT: NICK HAGAN  
EMAIL: Nick@wdgnc.com  
PHONE: (206) 322-1732

**ENVIRONMENTAL**  
THE WATERSHED COMPANY  
150 SIXTH STREET SOUTH  
KIRKLAND, WA 98033  
CONTACT: HUGH B. MORTENSEN  
EMAIL: hbmortensen@watershedco.com  
PHONE: (425) 822-5242

**GEOTECH**  
TERRA ASSOCIATES, INC.  
12220-118TH AVENUE NE, SUITE 130  
KIRKLAND, WA 98034  
CONTACT: TED SCHEPPER  
EMAIL: TSchepper@terra-associates.com  
PHONE: (425) 821-7111

**TRAFFIC**  
TENN  
P.O. BOX 65254  
SEATTLE, WA 98155  
CONTACT: MICHAEL READ  
EMAIL: mikeread@tenn.com  
PHONE: (206) 361-7333 (X 101)

LEGAL DESCRIPTION

ALTA COMMITMENT 0034325-06  
LOTS 1 AND 7, AND PARCEL C, KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON; AND LOT 2, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER PLN 01-00044, RECORDED UNDER RECORDING NUMBER 20010807400008, BEING A PORTION OF LOT 2, KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON.


ALTA COMMITMENT 0034346-06  
LOTS 8, 9, AND 10, AND PARCEL B, KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON.

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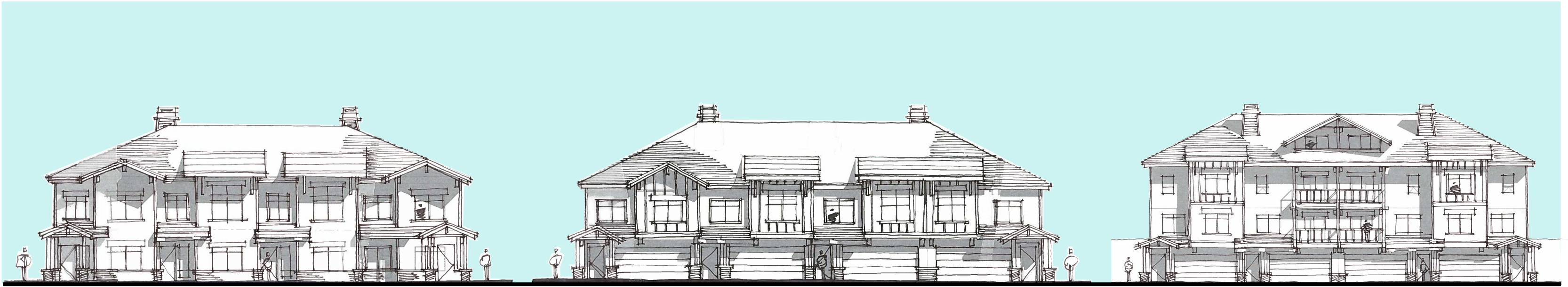
KELKARI TOWNHOMES

A TOWNHOME COMMUNITY - February 12, 2016

ISSAQUAH - WASHINGTON



WEISMANDESIGNGROUP  
LANDSCAPE CONSULTANT  
2025 MANHATTAN BLVD  
SEATTLE WA 98117  
TEL: 206.773.1111  
WWW.WDGROUP.COM



PROJECT DESCRIPTION

KELKARI IS A RESIDENTIAL COMMUNITY LOCATED IN THE SUNRISE NEIGHBORHOOD OF SOUTH ISSAQUAH, NEAR THE INTERSECTION OF SUNRISE PLACE SOUTHWEST AND CABIN CREEK LANE SOUTHWEST. THE MASTER SITE PLAN, SITE DEVELOPMENT PERMIT, AND BINDING SITE PLAN FOR KELKARI WERE APPROVED IN 1998. THE DEVELOPMENT WAS APPROVED TO BE COMPRISED OF 184 DWELLING UNITS IN 9 BUILDINGS, EACH WITH A PROPOSED HEIGHT OF APPROXIMATELY 50 FEET. PHASE-1 WITH 63 DWELLING UNITS AND THE CLUBHOUSE, WAS COMPLETED IN 1999. THIS APPLICATION CONCERNS THE PHASE-2 AND PHASE-3 PROJECT AREAS. PHASE-2 AND 3 WILL INCLUDE A TOTAL OF 75 TOWNHOUSE STYLE BUILDINGS, WITH A MAXIMUM HEIGHT NOT TO EXCEED 45 FEET. THE PHASE-2 PROJECT AREA IS LOCATED ON THE NORTH SIDE OF SUNRISE PLACE SOUTHWEST, AND PHASE-3 IS ON THE SOUTH SIDE. THE PHASE-2 PROJECT AREA HAS BEEN CLEARED, GRADED, AND LANDSCAPED, AND SITE IMPROVEMENTS (I.E., THE MAIN ACCESS ROAD AND STORMWATER MANAGEMENT SYSTEM/VAULT) HAVE BEEN CONSTRUCTED AS PART OF PHASE-1, AND INCLUDE ACCOMMODATION OF THE FUTURE PHASE-2. THE PHASE-3 PROJECT AREA IS UNDEVELOPED BEYOND THE EXISTING ACCESS INTERSECTION. GRADING TO ESTABLISH LOT AND ROADWAY ELEVATIONS WILL BE MODERATE, WITH CUTS AND FILLS OF 2.0-20.0 FEET PLANNED THROUGHOUT THE SITE AS SOME IMPACTS TO WETLANDS ARE ANTICIPATED, A WETLAND MITIGATION AREA IN PHASE-3 IS ALSO INCLUDED AS PART OF THE PROJECT.

PROJECT DATA

PROJECT NAME:

KELKARI TOWNHOMES

PROJECT ADDRESS:

1000 CABIN CREEK LN S.W.

PROJECT JURISDICTION:

CITY OF ISSAQUAH, WASHINGTON

TAX PARCEL #S:

380090-0010, 0020, 0070, 0900, 0130, 0080, 0090, 0100, 0120

LAND USE ZONE:

MF-M (MULTI-FAMILY MEDIUM DENSITY)

CONSTRUCTION TYPE:

PER IBC 2012 & WA STATE AMENDMENTS, TYPE V-B, SPRINKLERED, NFPA R13

TYPE OF OCCUPANCY:

R-2

FLOOR AREA RATIO (FAR):

NA

MAX BUILDING HEIGHT:

PER ISSAQUAH MUNICIPAL CODE- SECTIONS 18.07.060, AND 18.07.360 TABLE (1);  
MAX BUILDING HEIGHT ALLOWED = 50'-0"  
MAX BUILDING HEIGHT PROPOSED = 45'-0"

GROSS FLOOR AREA (GFA):

SEE TABLE THIS SHEET

REQUIRED PARKING:

PER SECTION/ TABLE 18.09.050: 2/ UNIT

IMPERVIOUS SURFACES AND PERVIOUS SURFACES:

REFER TO CIVIL FOR OPEN SPACE (IMPERVIOUS SURFACES AND PERVIOUS SURFACES) AND CALCULATIONS.

UNIT TYPE	PHASE 2	PHASE 3	TOTAL
A	26	0	26
B	9	14	23
C	0	12	12
C *	0	9	9
TOTAL	35	40	75

GUEST PARKING

7

7

14

PARKING STALL SIZE: 9'-0" x 18'-6"

EACH BICYCLE RACK FOR 3+ BICYCLES

GROSS FLOOR AREA (GFA)

UNIT TYPE	PHASE 2 (SF)	PHASE 3 (SF)	TOTAL (SF)
A	54,444	0	54,444
B	21,834	46,044	67,828
C	0	23,244	23,244
C *	0	21,960	21,960
TOTAL	76,278	91,248	167,576

\* UNIT 'C' TYPE W/ MASTER BEDROOM AT ROOF LEVEL @ DEVELOPER'S OPTION

SHEET INDEX

A01	COVER SHEET
CIVIL	
P1	BOUNDARY/TOPOGRAPHIC SURVEY
P2	BOUNDARY/TOPOGRAPHIC SURVEY
P3	PRELIMINARY GRADING AND UTILITY PLAN
P4	PRELIMINARY GRADING AND UTILITY PLAN
P5	FIRE DEPARTMENT SITE PLAN
P6	FIRE DEPARTMENT SITE PLAN
	SITE DISTURBANCE EXHIBIT D1
ENVIRONMENTAL	
W1	EXISTING CONDITIONS
W2	IMPACTS AND MITIGATION AREAS
W3	TESG PLAN
W4	MITIGATION PLAN
W5	GRADING PLAN
W6	PLANTING PLAN
W7	DETAILS AND PLANT INSTALL NOTES (1 OF 2)
W8	DETAILS AND PLANT INSTALL NOTES (2 OF 2)
LANDSCAPE	
L100	NORTH SITE LANDSCAPE PLAN
L101	SOUTH SITE LANDSCAPE PLAN
L102	ENLARGED VIEW - AMENITY SPACES
L103	ENLARGED VIEW - AMENITY SPACES
L104	PLANTING SCHEDULE
L200	LANDSCAPE LIGHTING
L201	LANDSCAPE LIGHTING
L202	BUILDING ENTRY ENLARGEMENT
L300	SITE FURNISHINGS
L400	LANDSCAPE DETAILS
ARCHITECTURAL	
A02	SITE PLAN PHASE II & III
A03	SITE SECTIONS PHASE II & III
A04	FLOOR PLANS UNIT-A
A05	FLOOR PLANS UNIT-B
A06	EXTERIOR ELEVATIONS UNIT-C
A07	FLOOR PLANS UNIT-C
A08	MAIL KIOSK & ENLARGED PLANS
A09	MATERIAL BOARD

KELKARI TOWNHOMES

SUNRISE PL. S.W.

ISSAQUAH, WASHINGTON

IS PROPERTY INVESTMENTS LLC

PROJECT NUMBER: 15-0357

PROJECT MANAGER: JG

DRAWN BY: BD

PLOT DATE: Feb 15, 2016 - 10:27am

SDP/ MSP/ BSP

MINOR

AMENDMENT

APPLICATION

2-12-16

REVISIONS:

FEBRUARY 12, 2016

SDP/ MSP/ BSP

MINOR

AMENDMENT

APPLICATION

ARCHITECTS

baylis

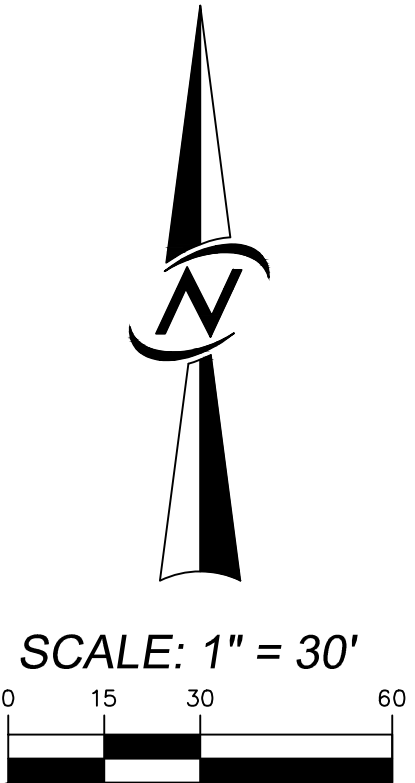
10801 Main Street, #110 | Bellevue, WA 98004

1904 Third Avenue, #330 | Seattle, WA 98101

BaylisArchitects.com | (425) 454 0566

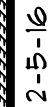
COVER SHEET

A01



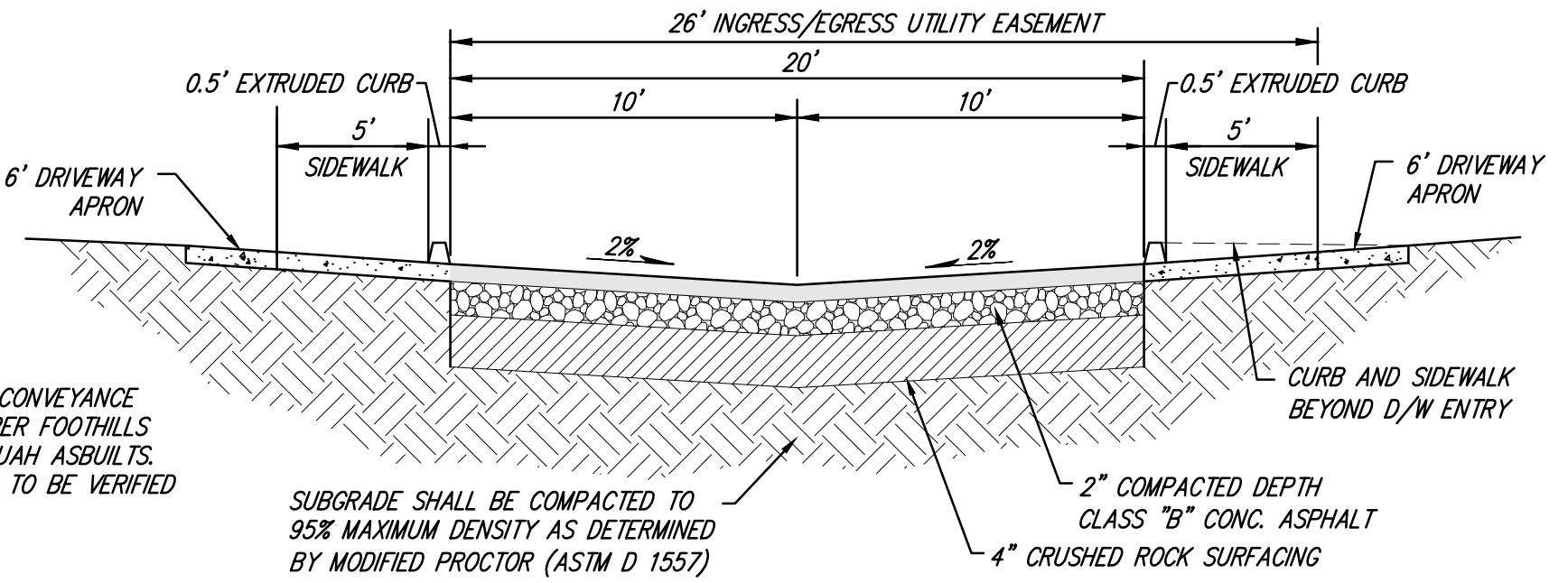
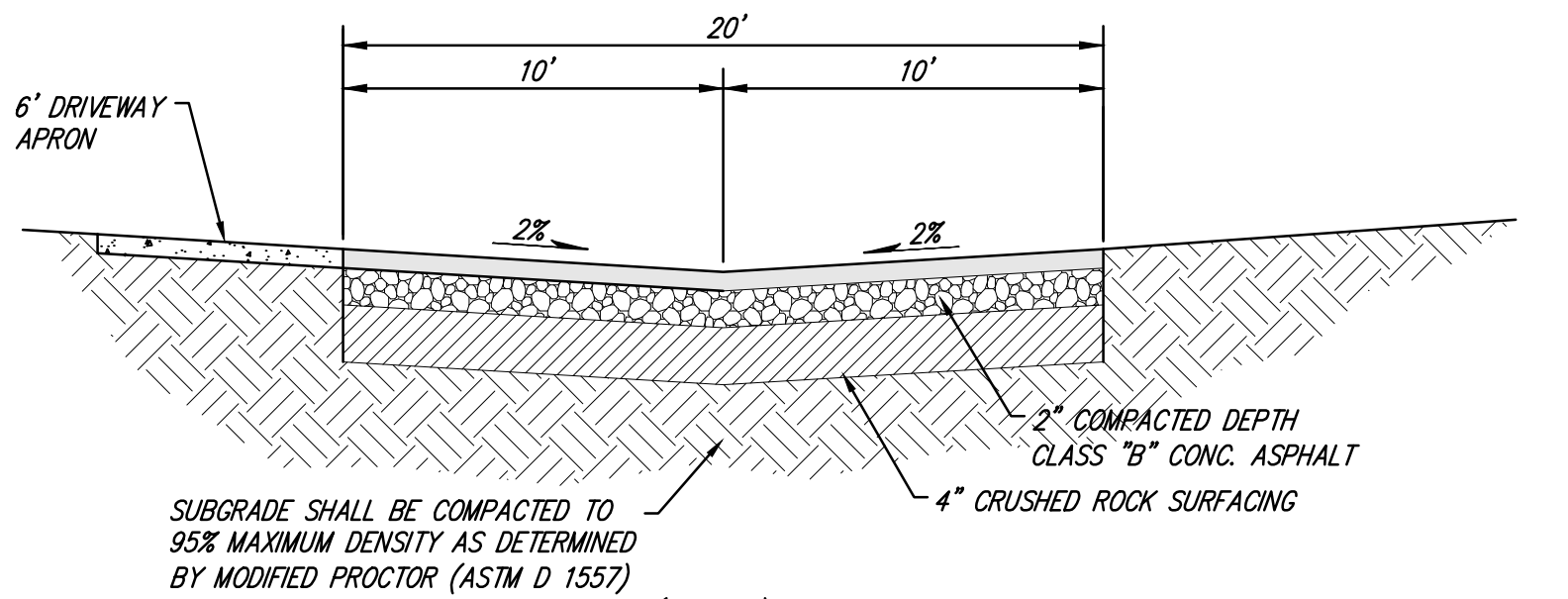
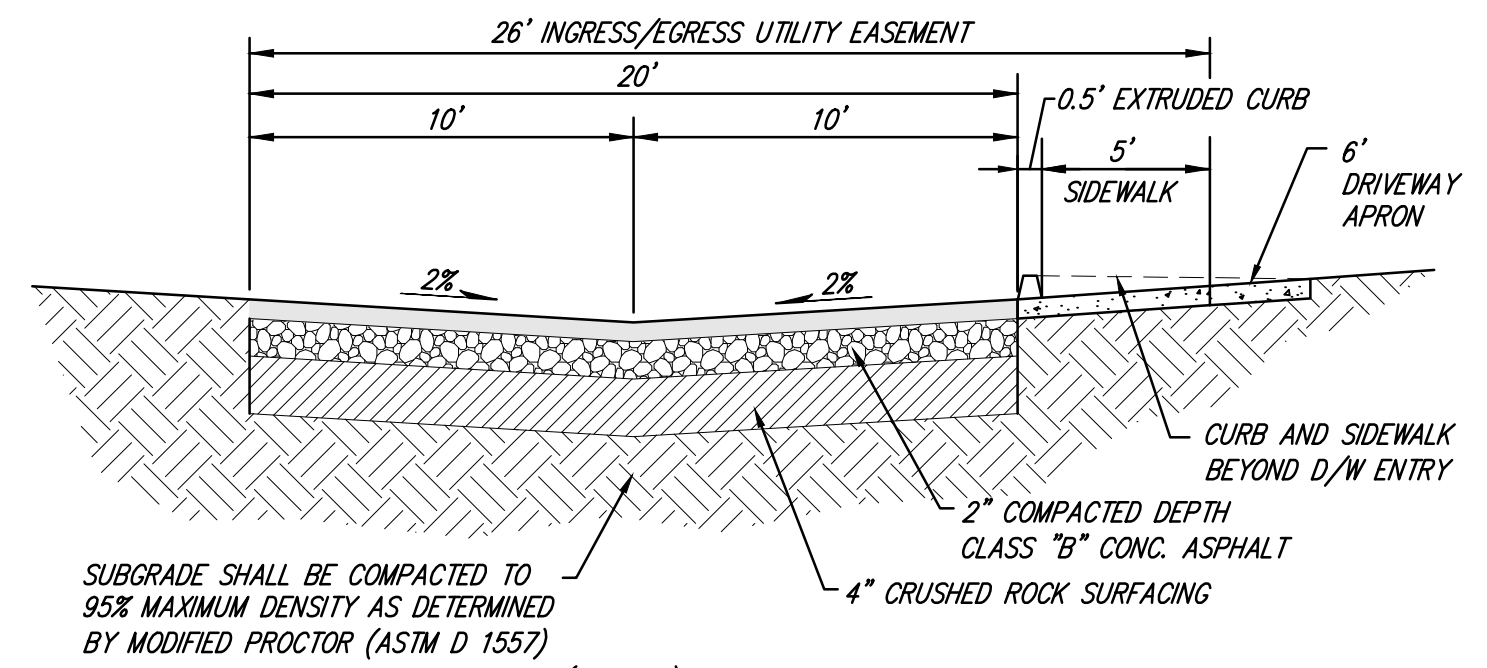
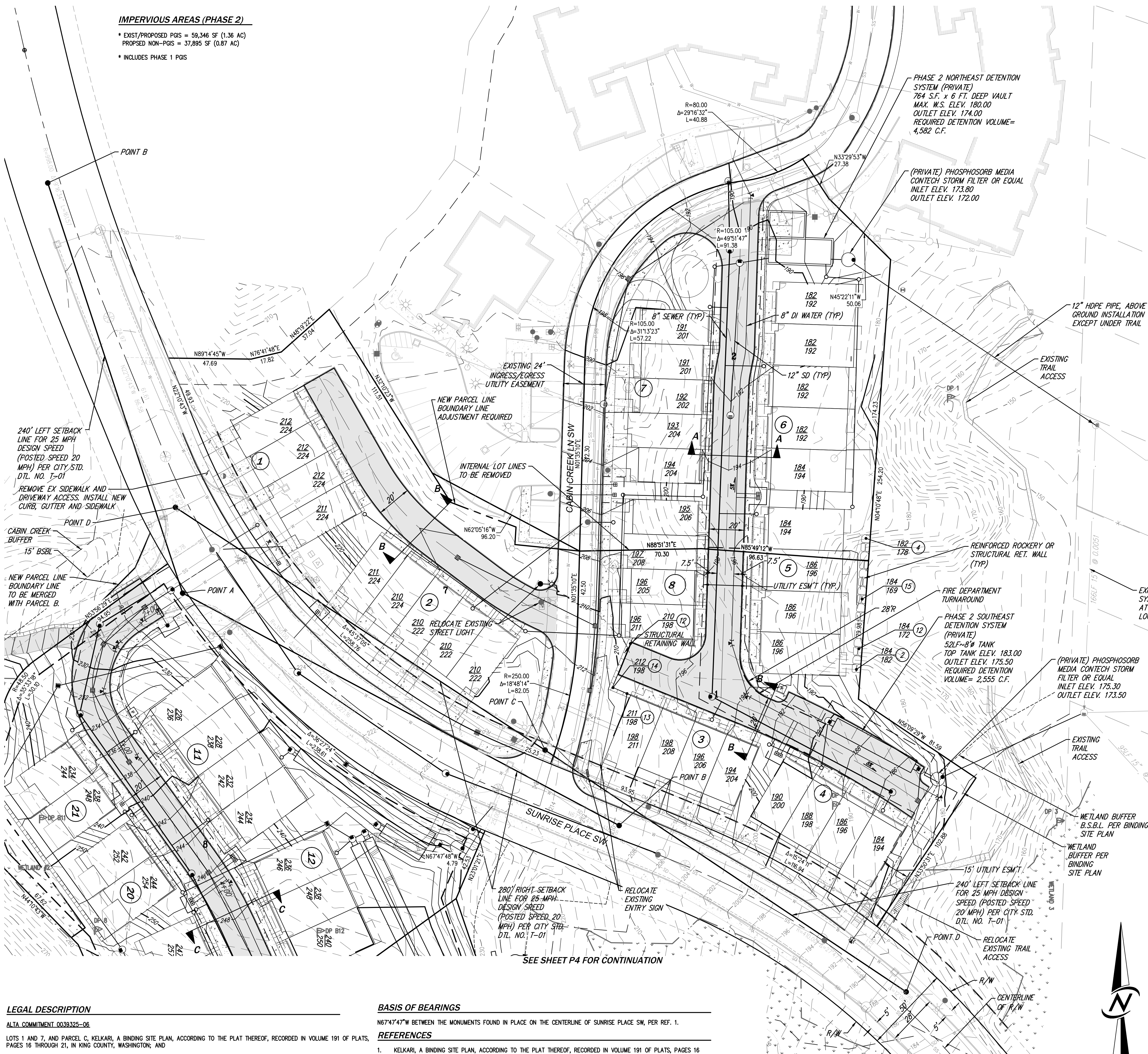
	WATER METER		JUNCTION BOX
	FIRE DEPARTMENT CONNECTION		COMMUNICATION MANHOLE
	POST INDICATOR VALVE		COMMUNICATION PEDESTAL
	IRRIGATION VALVE		SIGN
	FIRE HYDRANT		SF SILT FENCE
	BLOW OFF		A.B. ASBUILT CAD AND GIS DRAWINGS
	WATER VALVE		P/A PLANTED AREA
	TRANSFORMER		PV POWER VAULT
	PARKING LIGHT		G- GAS LINE PER
	YARD LIGHT		P- UNDERGROUND POWER PER A.B.
	STREET LIGHT		CM- UNDERGROUND COMMUNICATIONS
	CONDUIT		TREE
	DATA POINT		C= CEDAR

1. KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON.



**IMPERVIOUS AREAS (PHASE 2)**

- \* EXIST/PROPOSED PGIS = 59,346 SF (1.36 AC)  
 PROPOSED NON-PGIS = 37,895 SF (0.87 AC)  
 \* INCLUDES PHASE 1 PGIS

**NOTES**

- BUILDINGS WILL HAVE COMBINED DOMESTIC AND FIRE PROTECTION SERVICES.
- WATER/SEWER IS PROVIDED BY CITY OF ISSAQUAH.

**LEGEND****EXISTING FEATURES**

WATER METER	JUNCTION BOX
FIRE DEPARTMENT CONNECTION	COMMUNICATION MANHOLE
POST INDICATOR VALVE	COMMUNICATION PEDESTAL
IRRIGATION VALVE	SIGN
FIRE HYDRANT	SF SILT FENCE
BLOW OFF	A.B. ASBUILT CAD AND GIS DRAWINGS
WATER VALVE	P/A PLANTED AREA
TRANSFORMER	PV POWER VAULT
PARKING LIGHT	-G- GAS LINE PER
-P- UNDERGROUND POWER PER A.B.	-OM- UNDERGROUND COMMUNICATIONS
STREET LIGHT	TREE
CONDUIT	240 EXISTING CONTOUR

**PROPOSED FEATURES**

TYPE I CATCH BASIN	SANITARY SEWER PIPE
TYPE II CATCH BASIN	SANITARY SEWER MANHOLE
PROPOSED CONTOUR	WATER MAIN
	WATER METER & SERVICE
	FIRE HYDRANT

**UNDERGROUND LOCATOR SERVICE**  
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**LEGAL DESCRIPTION**

ALTA COMMITMENT 0039325-06

LOTS 1 AND 7, AND PARCEL C, KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON; AND

LOT 2, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER PLN 01-00044, RECORDED UNDER RECORDING NUMBER 20010807900008, BEING A PORTION OF LOT 2, KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON.

ALTA COMMITMENT 0039346-06

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**BASIS OF BEARINGS**

N67°47'47"W BETWEEN THE MONUMENTS FOUND IN PLACE ON THE CENTERLINE OF SUNRISE PLACE SW, PER REF. 1.

**REFERENCES**

- KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON.

**VERTICAL DATUM**

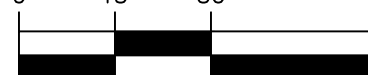
NAVD 88

**BENCHMARK**

HELD PER GNSS OBSERVATIONS

SEE SHEET P4 FOR CONTINUATION

SCALE: 1" = 30'

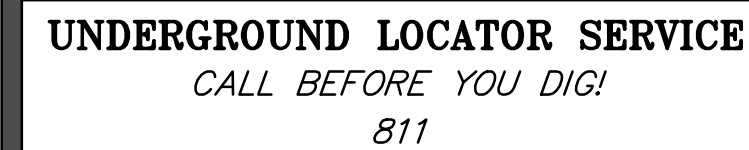


DATE	2/16/2016
DESIGNED	JAMES A. OLSEN, P.E.
DRAWN	HHH
APPROVED	JAMES A. OLSEN, P.E.
PROJECT MANAGER	JAMES A. OLSEN, P.E.
SHEET	OF
P3	6
PROJECT NUMBER	15061

**PRELIMINARY GRADING AND UTILITY PLAN**  
**KELKARI TOWNHOMES**  
**IS PROPERTY INVESTMENTS, LLC**  
 419 OCCIDENTAL AVENUE SOUTH, SUITE 300  
 SEATTLE, WA 98104

**CORE DESIGN**  
 ENGINEERING • PLANNING • SURVEYING

14711 NE 29th Place Suite 101  
 Bellevue, Washington 98007  
 425.885.7877 Fax 425.885.7963



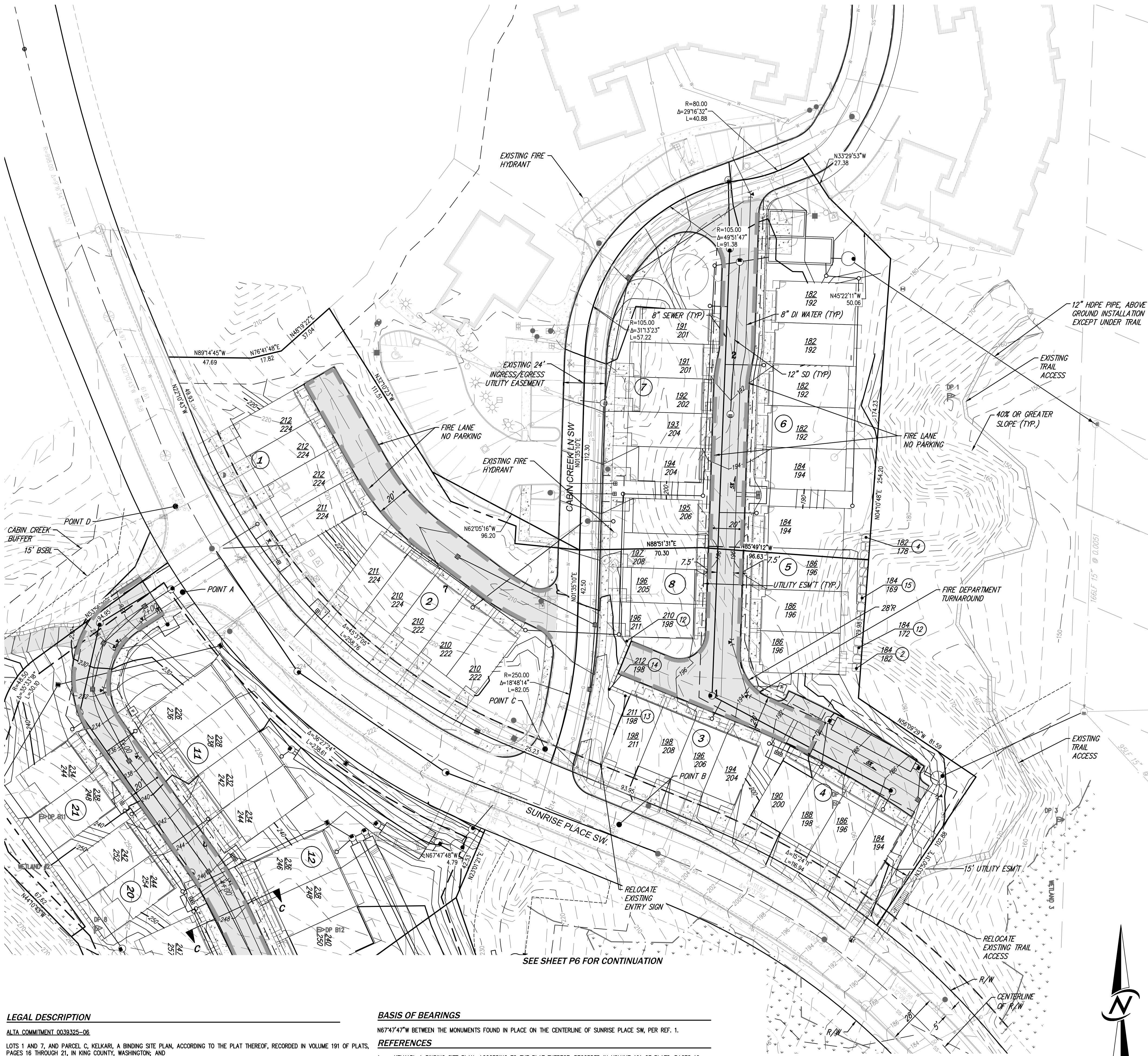
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**CORE**  
DESIGN

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SHEET		OF
<b>P4</b>		<b>6</b>
PROJECT NUMBER		
<b>15061</b>		
DATE	SEE STAMP DATE	
DESIGNED	JAMES A. OLSEN,	
DRAWN	HHH	
APPROVED	JAMES A. OLSEN,	
	JAMES A. OLSEN, P.E.	
	PROJECT MANAGER	



LEGAL DESCRIPTION

ALTA COMMITMENT 0038325-06

LOTS 1 AND 7, AND PARCEL C, KELKARI, A BINDING SITE PLAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 191 OF PLATS, PAGES 16 THROUGH 21, IN KING COUNTY, WASHINGTON; AND

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ALTA COMMITMENT 0038346-06

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N67°47'47"W BETWEEN THE MONUMENTS FOUND IN PLACE ON THE CENTERLINE OF SUNRISE PLACE SW, PER REF. 1.

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VERTICAL DATUM

NAVD 88

BENCHMARK

HELD PER GNSS OBSERVATIONS

NOTES

1. BUILDINGS WILL HAVE COMBINED DOMESTIC AND FIRE PROTECTION SERVICES.
2. WATER/SEWER IS PROVIDED BY CITY OF ISSAQUAH.

LEGEND

EXISTING FEATURES

	WATER METER		JUNCTION BOX
	FIRE DEPARTMENT CONNECTION		COMMUNICATION MANHOLE
	POST INDICATOR VALVE		COMMUNICATION PEDESTAL
	IRRIGATION VALVE		SIGN
	FIRE HYDRANT		SF SILT FENCE
	BLOW OFF		A.B. AS-BUILT CAD AND GIS DRAWINGS
	WATER VALVE		P/A PLANTED AREA
	TRANSFORMER		PV POWER VAULT
	PARKING LIGHT		G- GAS LINE PER
	YARD LIGHT		P- UNDERGROUND POWER PER A.B.
	STREET LIGHT		CM- UNDERGROUND COMMUNICATIONS
	CONDUIT		TREE
			CEDAR
			240 EXISTING CONTOUR

PROPOSED FEATURES

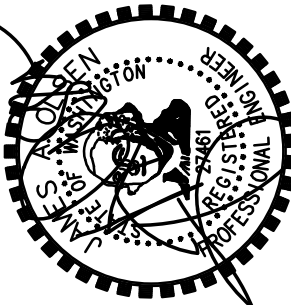
	STORM DRAIN PIPE		SANITARY SEWER PIPE
	TYPE I CATCH BASIN		SANITARY SEWER MANHOLE
	TYPE II CATCH BASIN		WATER MAIN
	240 PROPOSED CONTOUR		WATER METER & SERVICE
			FIRE HYDRANT

SCALE: 1" = 30'

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FIRE DEPARTMENT SITE PLAN  
KELKARI TOWNHOMES  
IS PROPERTY INVESTMENTS, LLC  
419 OCCIDENTAL AVENUE SOUTH, SUITE 300  
SEATTLE, WA 98104

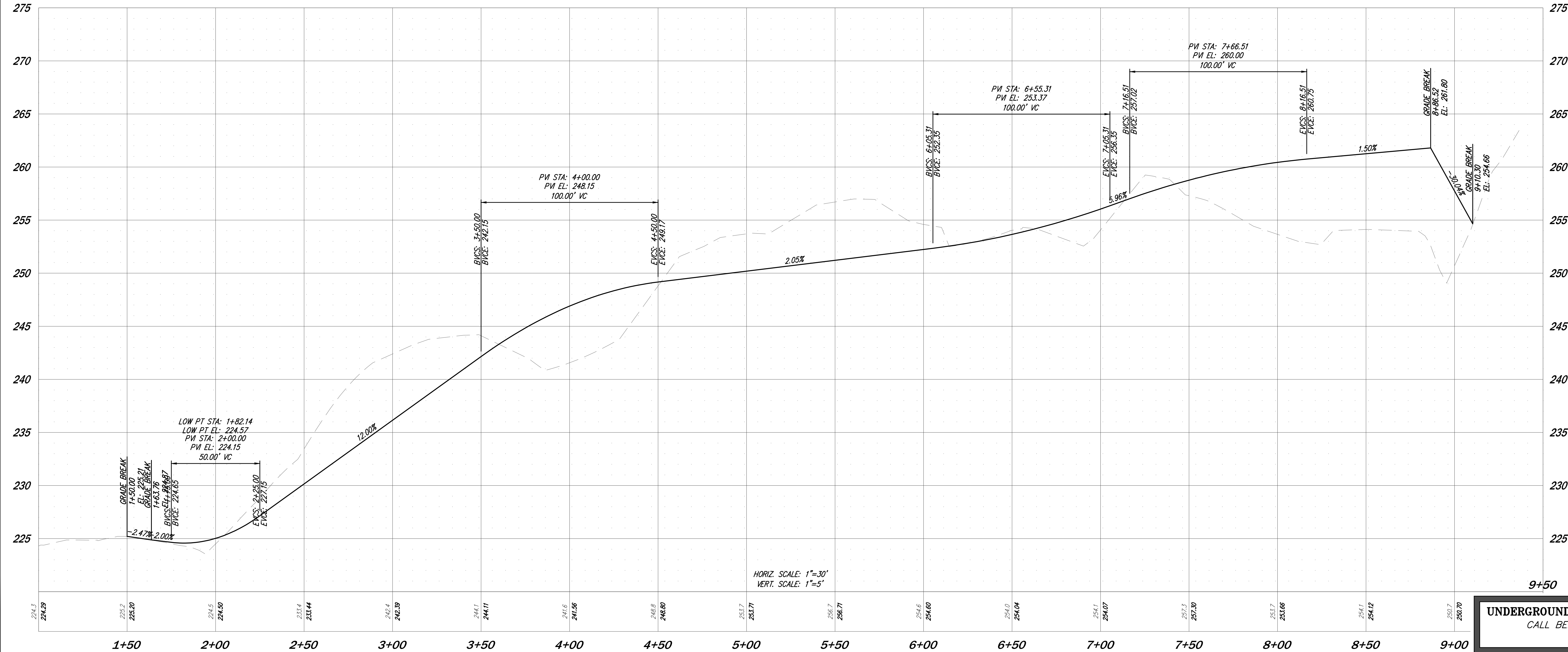
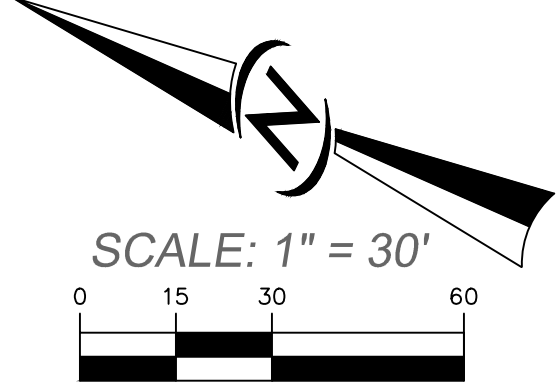
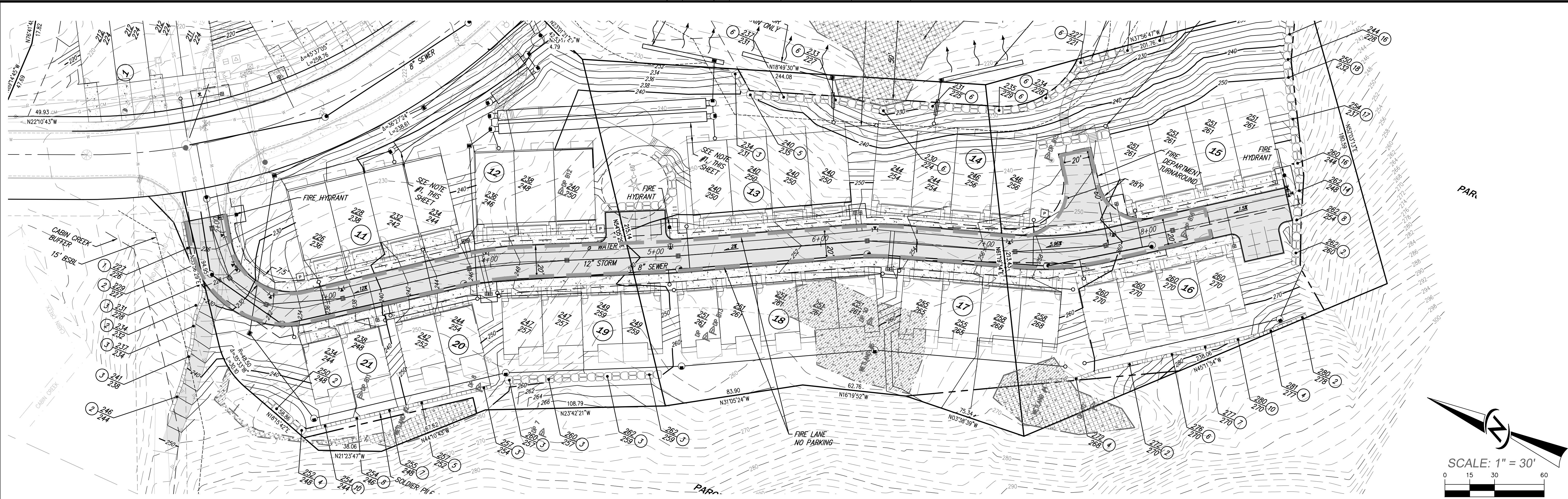
DATE	SEE STAMP DATE	SHEET	OF
DESIGNED	JAMES A. OLSEN, P.E.	P5	6
DRAWN	HHH		
APPROVED	JAMES A. OLSEN, P.E.		
PROJECT MANAGER	JAMES A. OLSEN, P.E.		



14711 NE 29th Place Suite 101  
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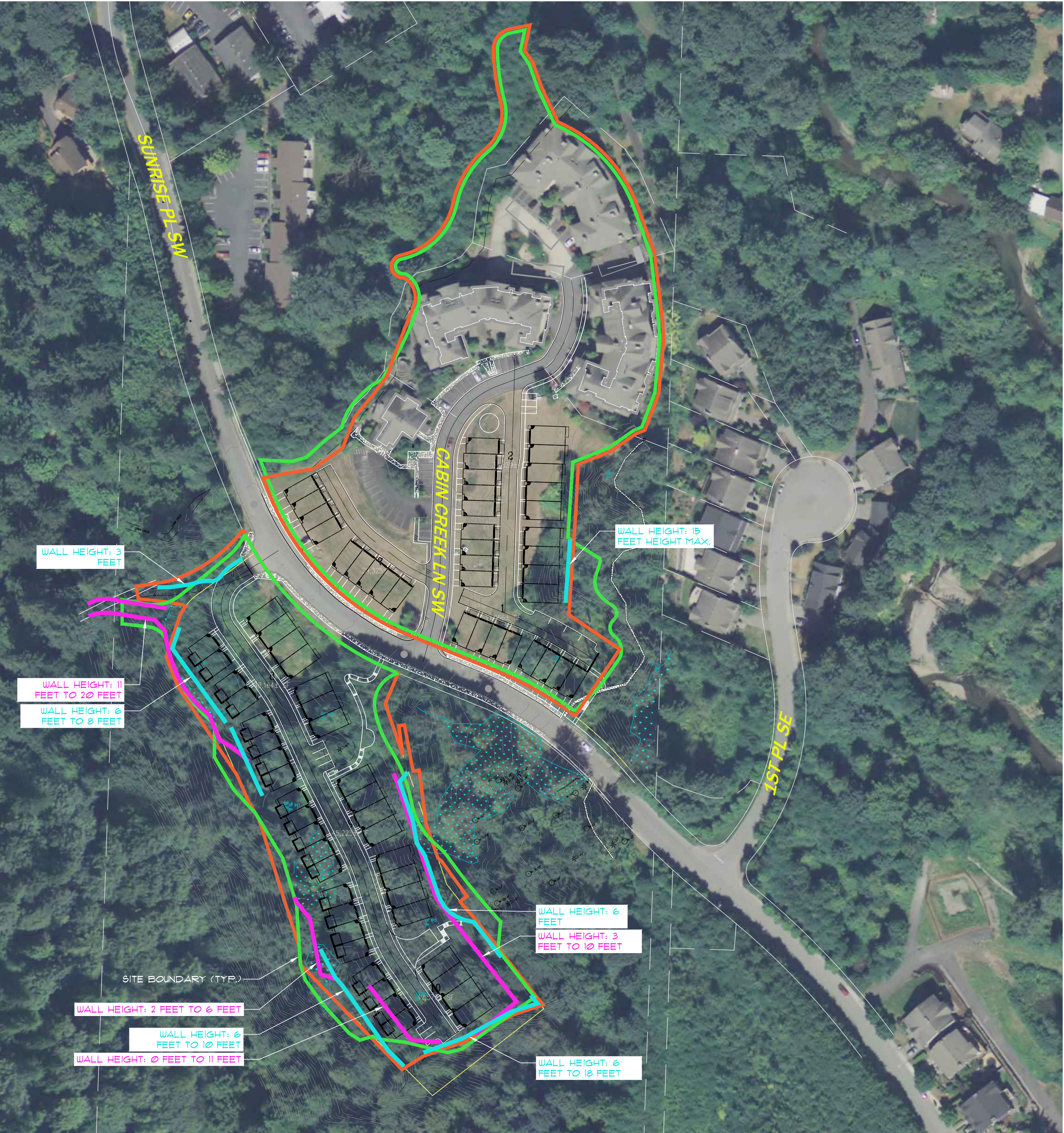
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2/16/2016

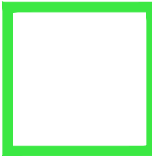





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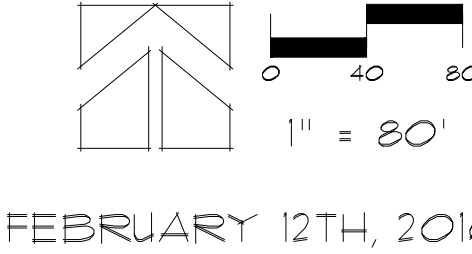
SITE DISTURBANCE SUMMARY

-  PREVIOUSLY PROPOSED AREA OF DISTURBANCE  
364,983 SF (8.31 AC)
-  CURRENTLY PROPOSED AREA OF DISTURBANCE  
356,386 SF (8.18 AC)
-  LOCATION OF PREVIOUSLY APPROVED RETAINING WALLS  
(0 FEET TO 20 FEET)
-  LOCATION OF CURRENTLY PROPOSED RETAINING WALLS  
(3 FEET TO 18 FEET)

KELKARI TOWNHOMES  
ISSAQUAH, WASHINGTON

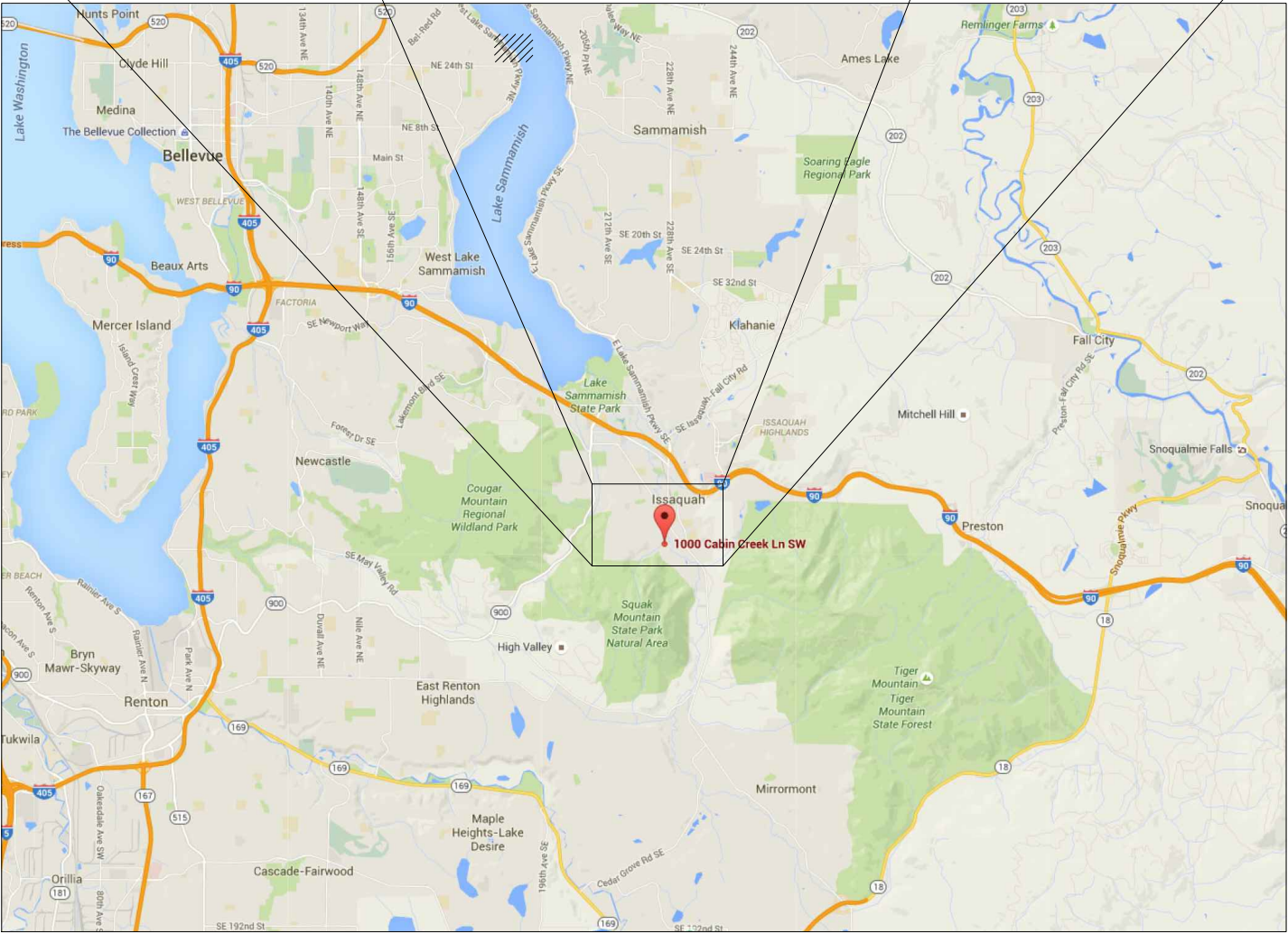
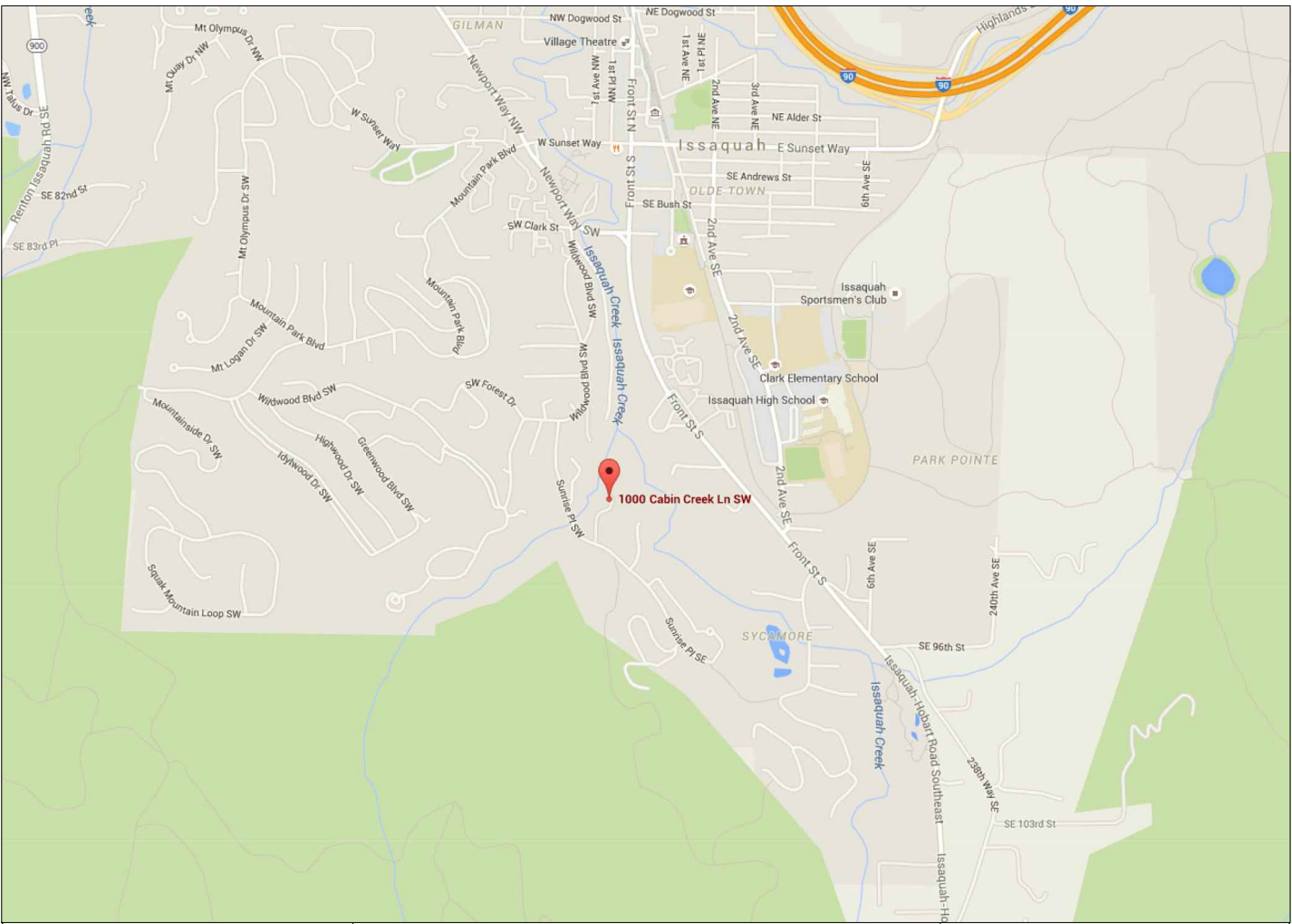
SITE DISTURBANCE EXHIBIT

IS PROPERTY INVESTMENTS LLC



FEBRUARY 12TH, 2016

# ISSAQUAH KELKARI



## VICINITY MAPS

### LEGEND

- WETLAND BOUNDARY, DELINEATED.
- BSP WETLAND BUFFER
- BSP WETLAND OR STREAM BSBL
- BSP STREAM BUFFER
- APPROXIMATE EXISTING STREAM
- PARCEL BOUNDARIES

### SHEET INDEX

- W1 EXISTING CONDITIONS
- W2 IMPACTS AND MITIGATION AREA
- W3 TESC PLAN
- W4 MITIGATION PLAN
- W5 GRADING PLAN
- W6 PLANTING PLAN
- W7 DETAILS AND NOTES (1 OF 2)
- W8 DETAILS AND NOTES (2 OF 2)

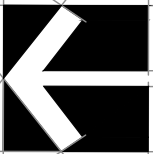
### NOTES

- WETLANDS DELINEATED BY: THE WATERSHED COMPANY ON JULY 6, 7, 9, AND 16, 2015.
- BASE FILE RECEIVED FROM CORE DESIGN INC. ON DECEMBER 17TH, 2015.
- BSP: BINDING SITE PLAN
- BSBL: BUILDING SET BACK LINE

## EXISTING CONDITIONS

SCALE 1"=50'

0' 25' 50' 100' 200'



## KELKARI TOWNHOMES

SUNRISE PL. S.W.  
ISSAQUAH, WASHINGTON

## IS PROPERTY INVESTMENTS LLC

PROJECT NUMBER: 15-0357  
PROJECT MANAGER: JG  
DRAWN BY: KMB  
PLOT DATE: 2-12-16

## SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION 2-12-16

REVISIONS:  
FEBRUARY 12, 2016  
SDP/ MSP/ BSP MINOR  
AMENDMENT  
APPLICATION



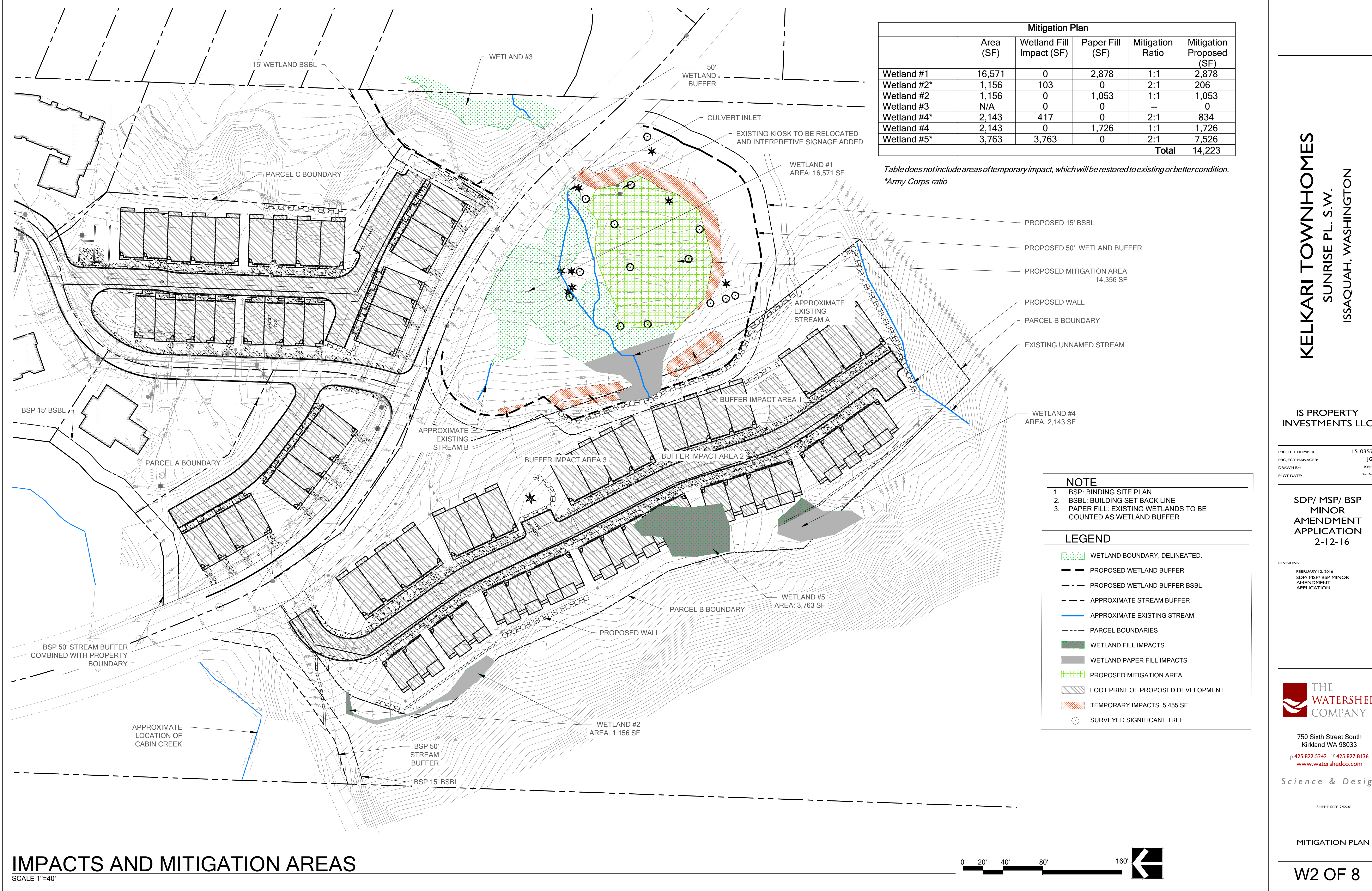
750 Sixth Street South  
Kirkland WA 98033  
p 425.822.5242 f 425.827.8136  
www.watershedco.com

Science & Design

SHEET SIZE 24X36

MITIGATION PLAN

W1 OF 8



Mitigation Plan					
	Area (SF)	Wetland Fill Impact (SF)	Paper Fill (SF)	Mitigation Ratio	Mitigation Proposed (SF)
Wetland #1	16,571	0	2,878	1:1	2,878
Wetland #2*	1,156	103	0	2:1	206
Wetland #2	1,156	0	1,053	1:1	1,053
Wetland #3	N/A	0	0	--	0
Wetland #4*	2,143	417	0	2:1	834
Wetland #4	2,143	0	1,726	1:1	1,726
Wetland #5*	3,763	3,763	0	2:1	7,526
Total					14,223

Table does not include areas of temporary impact, which will be restored to existing or better condition.  
\*Army Corps ratio

**NOTE**  
1. BSP: BINDING SITE PLAN  
2. BSBL: BUILDING SET BACK LINE  
3. PAPER FILL: EXISTING WETLANDS TO BE COUNTED AS WETLAND BUFFER

- LEGEND**
- WETLAND BOUNDARY, DELINEATED.
  - PROPOSED WETLAND BUFFER
  - PROPOSED WETLAND BUFFER BSBL
  - APPROXIMATE STREAM BUFFER
  - APPROXIMATE EXISTING STREAM
  - PARCEL BOUNDARIES
  - WETLAND FILL IMPACTS
  - WETLAND PAPER FILL IMPACTS
  - PROPOSED MITIGATION AREA
  - FOOT PRINT OF PROPOSED DEVELOPMENT
  - TEMPORARY IMPACTS 5,455 SF
  - SURVEYED SIGNIFICANT TREE

**KELKARI TOWNHOMES**  
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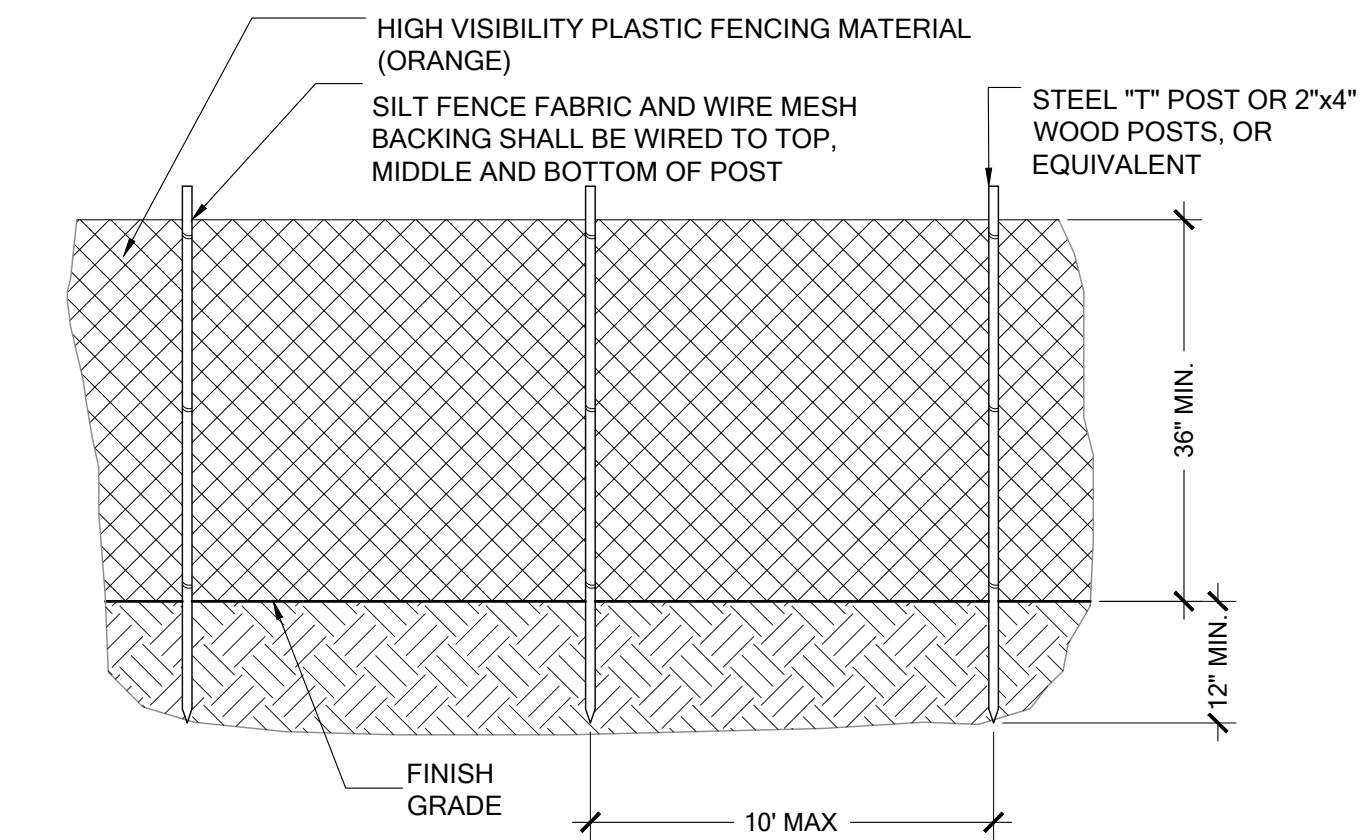
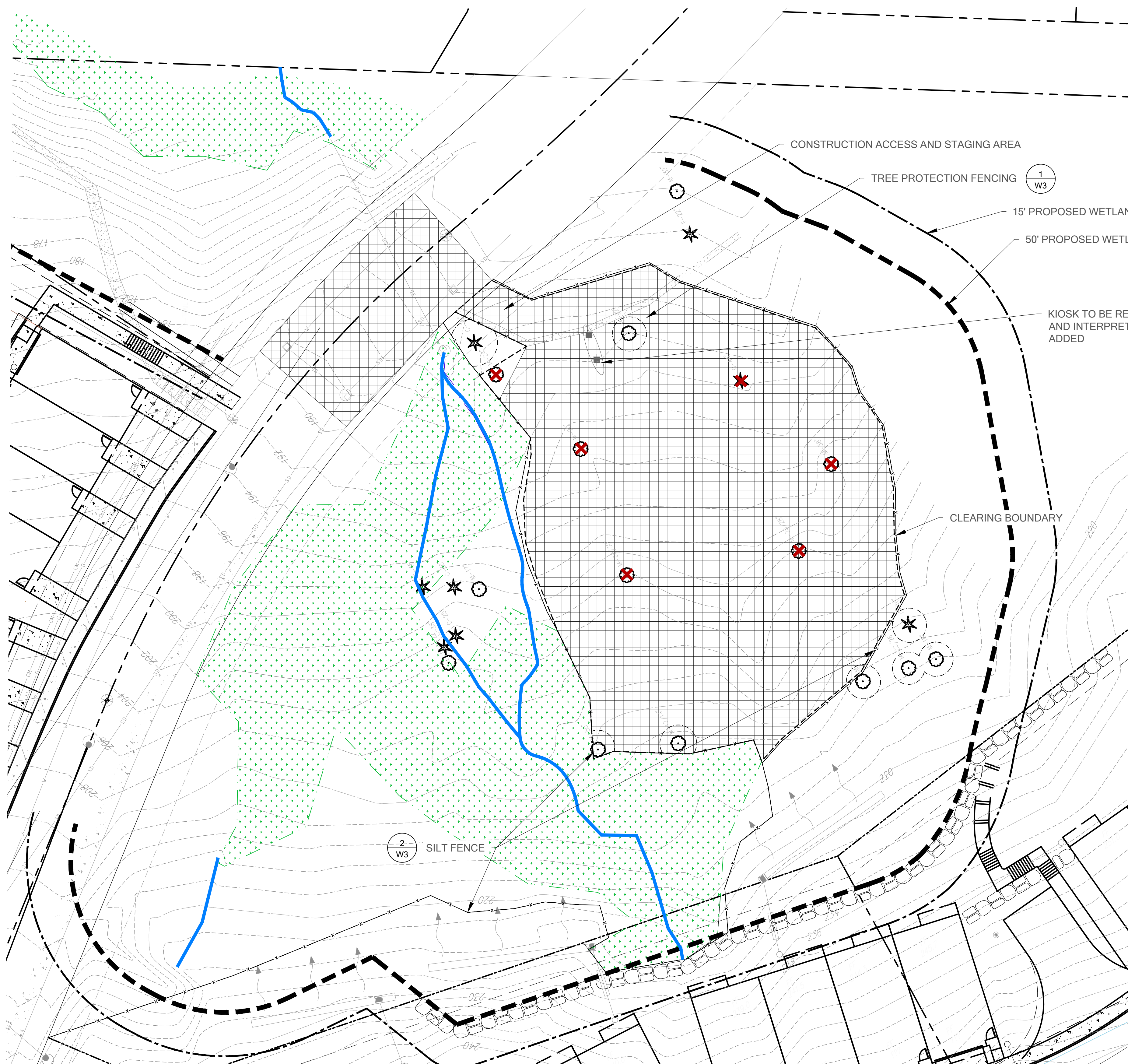
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SHEET SIZE 24X36

MITIGATION PLAN

W2 OF 8



NOTES:

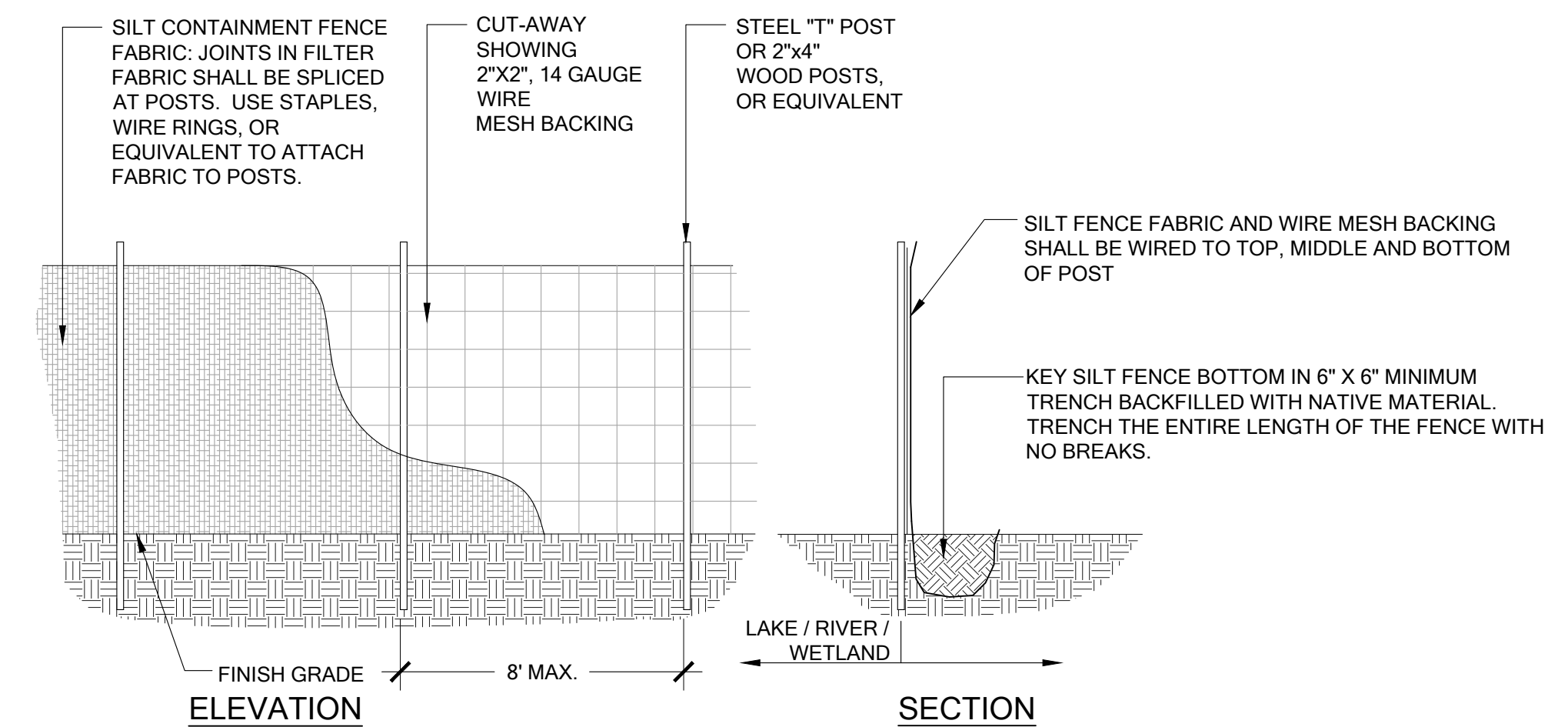
1. DO NOT NAIL OR STAPLE FENCE TO EXISTING TREES OR UTILITY POLES.
2. ANY DAMAGE TO THE FENCE SHALL BE REPAIRED IMMEDIATELY.

## 1 TREE PROTECTION FENCING

SCALE: NTS

SILT FENCE MAINTENANCE STANDARDS:


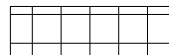




1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION EXCEEDS 6" IN DEPTH.



2 SILT FENCE

SCALE: NTS

## LEGEND

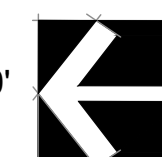
- CLEARING BOUNDARY
- x— SILT FENCE 
-  CONSTRUCTION ACCESS AND STAGING AREA
-  DELINEATED WETLAND BOUNDARY
-  PROPOSED WETLAND BUFFER
- · — PROPOSED WETLAND BSBL
- TREE PROTECTION FENCE 
-  TREE TO BE REMOVED

## NOTES

1. TESC MEASURE SHOULD REPRESENT MINIMUM PROTECTIONS NECESSARY. CONTRACTOR CAN MODIFY AS NECESSARY DEPENDING ON OTHER TESC MEASURES INSTALLED FOR ADJACENT CONSTRUCTION WORK.

# TESC PLAN

SCALE 1"=20'



IS PROPERTY  
INVESTMENTS LLC

PROJECT NUMBER:	15-0357
PROJECT MANAGER:	JG
DRAWN BY:	KMB
PLOT DATE:	2-12-16

SDP/ MSP/ BSP  
MINOR  
AMENDMENT  
APPLICATION  
2-12-16

REVISIONS:

FEBRUARY 12, 2016  
SDP/ MSP/ BSP MINOR  
AMENDMENT  
APPLICATION



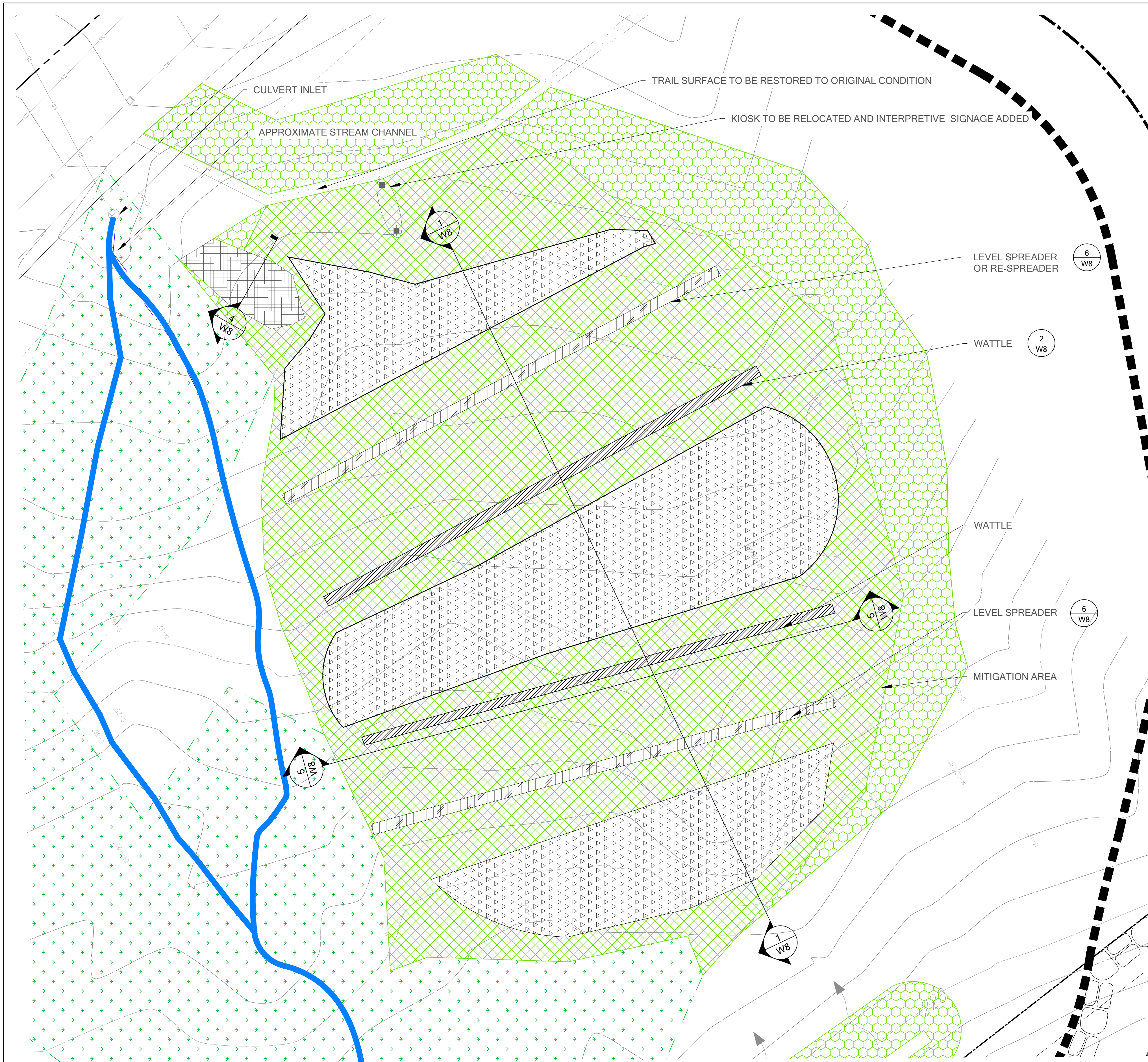
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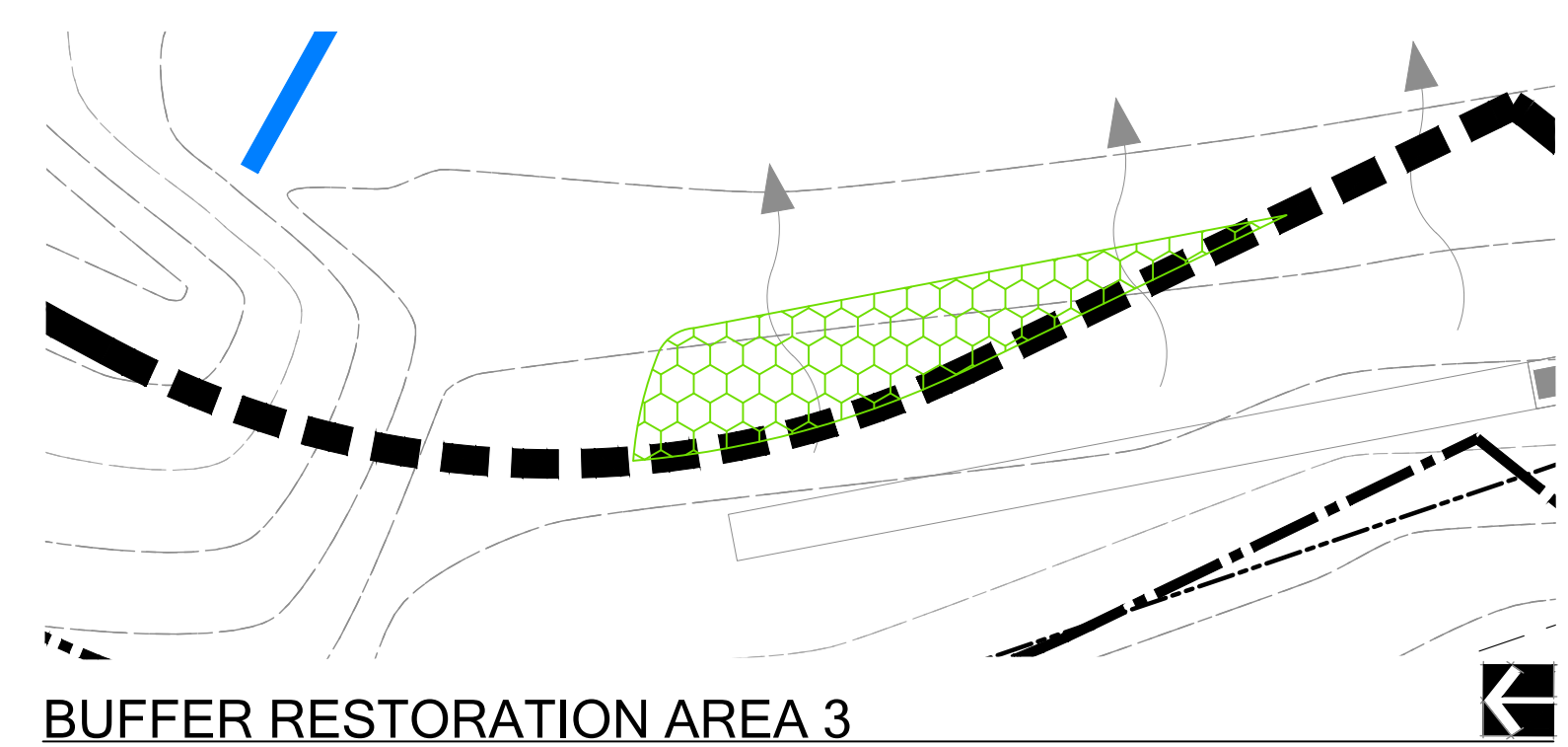
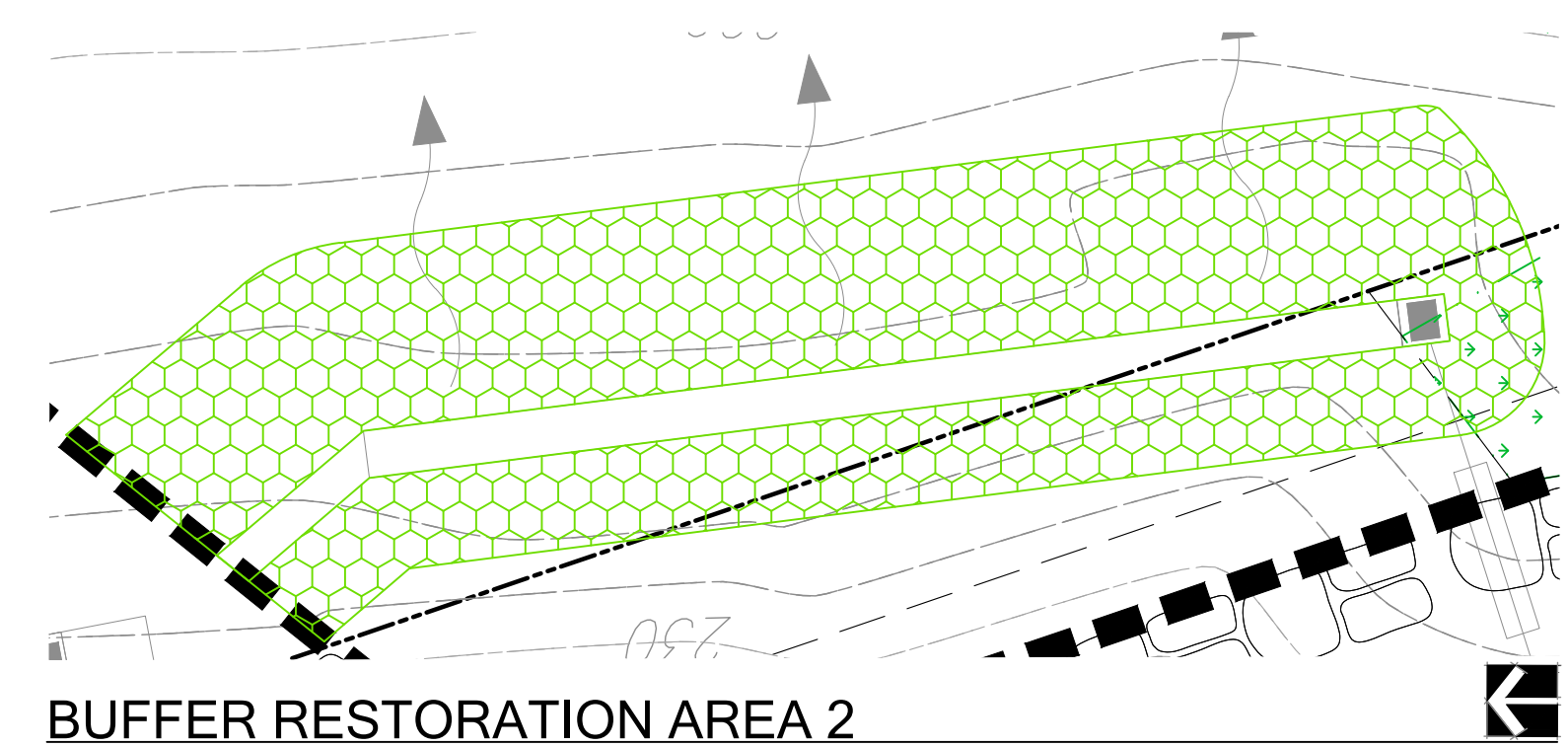
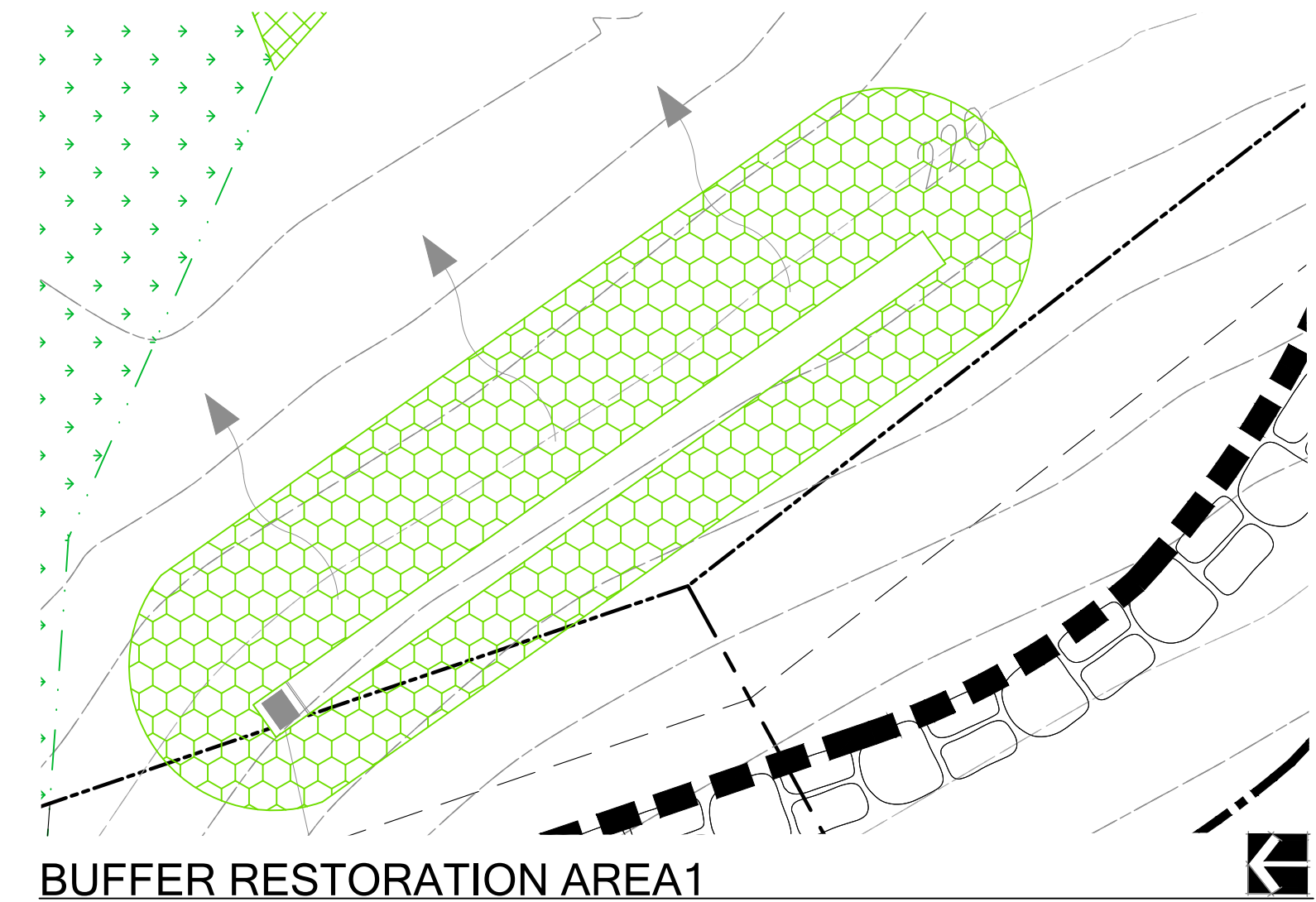
SHEET SIZE 24X36

## MITIGATION PLAN



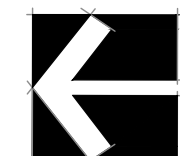
**LEGEND**

- DELINEATED WETLAND BOUNDARY
- PROPOSED WETLAND BUFFER
- PROPOSED WETLAND BUFFER BSBL
- WATTLE ON A SLOPE  $\frac{2}{W8}$
- PROPOSED WETLAND CREATION
- BUFFER RESTORATION AREA
- LEVEL SPREADER  $\frac{6}{W8}$
- PROPOSED EMERGENT WETLAND
- WET CHANNEL CREATION  $\frac{4}{W8}$
- APPROXIMATE EXISTING STREAM



# MITIGATION PLAN

SCALE 1"=10'



**KELKARI TOWNHOMES**  
 SUNRISE PL. S.W.  
 ISSAQUAH, WASHINGTON

IS PROPERTY INVESTMENTS LLC

PROJECT NUMBER: 15-0357  
 PROJECT MANAGER: JG  
 DRAWN BY: KMB  
 PLOT DATE: 2-12-16

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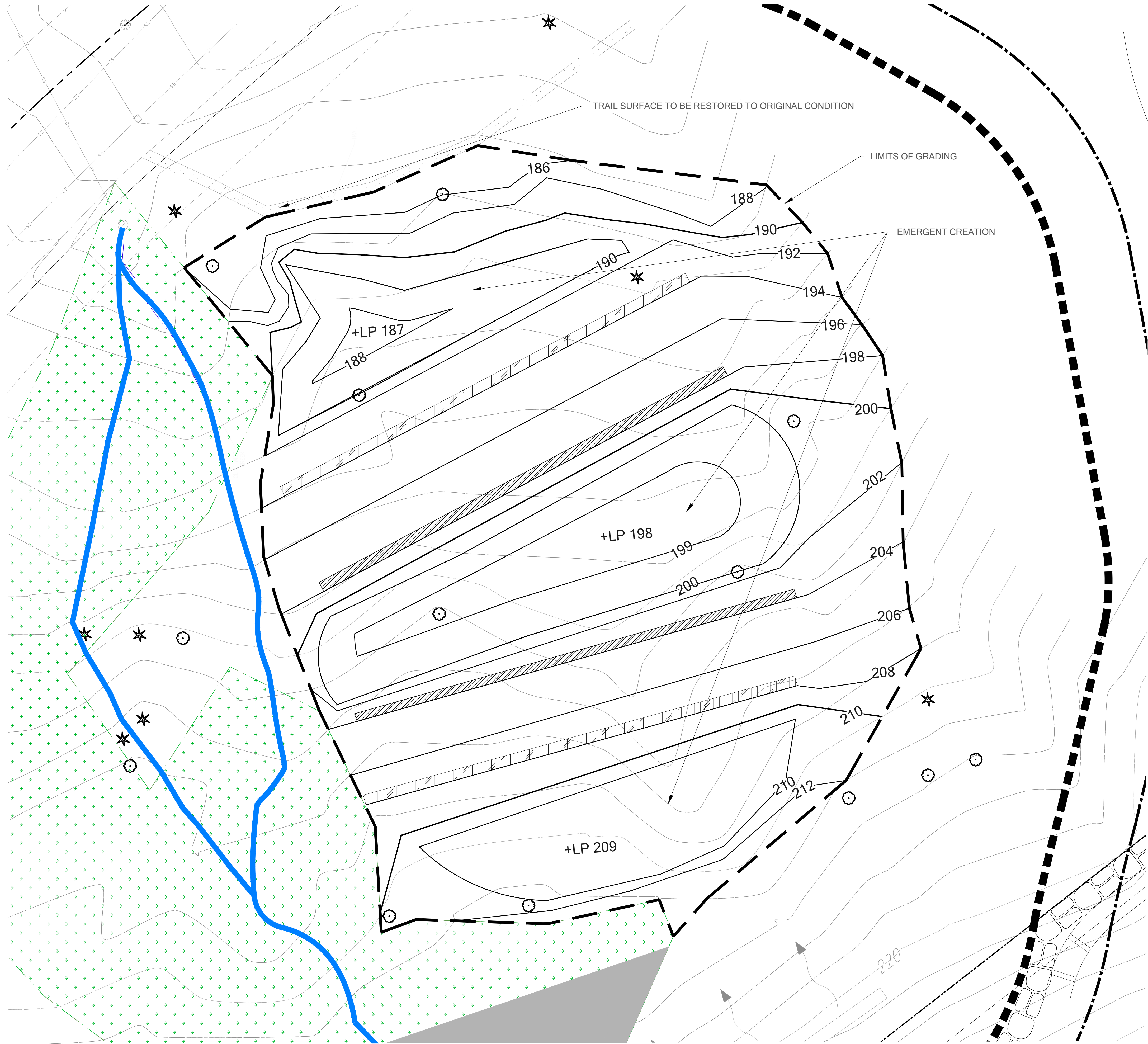
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SHEET SIZE 24X36

MITIGATION PLAN

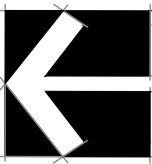
W4 OF 8



**NOTES**  
1. WHEN WORKING WITHIN THE DRIP LINE OF THE SURVEYED TREES EXCAVATION AND GRADING SHOULD BE DONE BY HAND.

- LEGEND**
- DELINEATED WETLAND BOUNDARY
  - PROPOSED CONTOUR
  - +LP 204 PROPOSED SPOT ELEVATION
  - LIMIT OF GRADING
  - INDEX CONTOUR
  - 320- EXISTING CONTOUR

**GRADING PLAN**  
SCALE 1"=10'



**KELKARI TOWNHOMES**  
SUNRISE PL. S.W.  
ISSAQUAH, WASHINGTON

IS PROPERTY INVESTMENTS LLC

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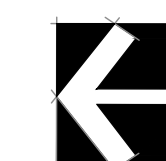
SHEET SIZE 24X36

MITIGATION PLAN



SCALE 1"=10'

### BUFFER RESTORATION AREA 3



W6 OF 8

EXECUTIVE SUMMARY

THIS PLAN SEEKS TO CREATE NEW WETLAND AND RESTORE TEMPORARY WETLAND BUFFER IMPACTS. THE MITIGATION SERVES AS COMPENSATORY MITIGATION FOR IMPACTS ASSOCIATED WITH A MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN ISSAQUAH.

THE PROPOSED DEVELOPMENT WILL RESULT IN THE PERMANENT WETLAND IMPACTS (FILL), WETLAND PAPER FILL IMPACTS, AND TEMPORARY WETLAND BUFFER IMPACTS. THE PERMANENT WETLAND IMPACTS WILL BE MITIGATED THROUGH WETLAND CREATION AT A 2:1 IMPACT TO CREATION RATIO. IMPACTS ARE PROPOSED IN SCRUB-SHRUB AND EMERGENT WETLAND AREAS, AND APPROPRIATE WETLAND CREATION AREAS WILL BE CREATED IN KIND. WETLAND AREAS PROPOSED FOR "PAPER FILL" ARE NOT ACTUALLY BEING FILLED, BUT RATHER ARE TREATED AS SUCH DUE TO A SIGNIFICANT REDUCTION IN THEIR BUFFERS. THEREFORE, SOME ACTUAL WETLAND AREAS ARE COUNTED ONLY AS BUFFER FOR PURPOSES OF LOCAL PERMITTING. SINCE THESE IMPACTS DO NOT REPRESENT ACTUAL LOSS OF WETLAND AREA, THEY WILL BE MITIGATED THROUGH WETLAND CREATION AT A 1:1 RATIO. TEMPORARY BUFFER IMPACTS, WHICH ARE ANTICIPATED DUE TO GRADING ACTIVITIES AND CONSTRUCTION ACCESS ASSOCIATED WITH THE CONSTRUCTION OF THE WETLAND CREATION AREAS, WILL BE RESTORED WHERE THEY OCCUR AT A 1:1 RATIO. THE TEMPORARY BUFFER IMPACT AREAS INCLUDE IMPACTS IN THE EXPANDED BUFFERS REFLECTING NEW WETLAND CREATION AREAS AND AREAS DISTURBED DUE TO PLACEMENT OF STORM-WATER LEVEL SPREADERS.

PROPOSED IMPACTS AND MITIGATION ARE PRESENTED IN THE TABLE BELOW:

GOALS

- 1) CREATE 9,781 SQUARE FEET OF PALUSTRINE SCRUB-SHRUB WETLAND.
  - a) RECONTOUR UPLAND AREAS TO CREATE EVEN GRADE AND INTERCEPT AN EXISTING SHALLOW WATER TABLE AND FROM LEVEL SPREADERS CARRYING GROUNDWATER INTERCEPTED FROM BENEATH DEVELOPED AREAS.
  - b) SUPPLEMENT HYDROLOGY THROUGH THE INSTALLATION OF LEVEL SPREADERS THAT DISCHARGE INTERCEPTED SHALLOW GROUNDWATER FROM UPSLOPE DEVELOPED AREAS.
  - c) IMPROVE REVEALED SOILS TO BE SUITABLE FOR NATIVE VEGETATION ESTABLISHMENT.
  - d) ESTABLISH DENSE, NATIVE, SCRUB-SHRUB PLANT COMMUNITY.
  - e) LIMIT INVASION BY NON-NATIVE WEEDS.
- 2) CREATE 4,442 SQUARE FEET OF PALUSTRINE EMERGENT WETLAND.
  - a) RECONTOUR UPLAND AREAS TO INTERCEPT AN EXISTING SHALLOW WATER TABLE. EXCAVATE CONCAVE DEPRESSIONS ON THE SLOPE TO CREATE SHALLOW PONDING WHERE THE EMERGENT COMMUNITIES WILL ESTABLISH.
  - b) SUPPLEMENT HYDROLOGY THROUGH THE INSTALLATION OF LEVEL SPREADERS THAT DISCHARGE INTERCEPTED SHALLOW GROUNDWATER FROM UPSLOPE DEVELOPED AREAS.
  - c) IMPROVE REVEALED SOILS TO BE SUITABLE FOR NATIVE VEGETATION ESTABLISHMENT.
  - d) ESTABLISH DENSE, NATIVE, EMERGENT PLANT COMMUNITY.
  - e) LIMIT INVASION BY NON-NATIVE WEEDS.
- 3) RESTORE FUNCTIONS IN 5,454 SQUARE FEET OF TEMPORARILY DISTURBED WETLAND BUFFER.
  - a) REMOVE AND CONTROL INVASIVE WEEDS.
  - b) PRESERVE EXISTING NATIVE VEGETATION WHERE POSSIBLE.
  - c) ESTABLISH NATIVE TREE AND SHRUB VEGETATION CLASSES IN TEMPORARILY DISTURBED AREAS.

PERFORMANCE STANDARDS

THE STANDARDS LISTED BELOW WILL BE USED TO JUDGE THE SUCCESS OF THE PLAN OVER TIME. IF THE STANDARDS ARE MET AT THE END OF THE FIVE-YEAR MONITORING PERIOD, THE MITIGATION SITE WILL BE CONSIDERED SUCCESSFUL AND THE PROJECT WILL HAVE MET ALL CRITICAL AREA PERMITTING OBLIGATIONS.

- PS 1) CREATE 9,781 SQUARE FEET OF PALUSTRINE SCRUB SHRUB WETLAND, AND 4,442 SQUARE FEET OF PALUSTRINE EMERGENT WETLAND.
  - a) ESTABLISH WETLAND HYDROLOGY PER DELINEATION MANUAL DEFINITIONS THROUGHOUT THE WETLAND CREATION AREAS. HYDROLOGY TO BE MEASURED BY SHALLOW GROUNDWATER WELLS AS DESCRIBED IN THE MONITORING PLAN SECTION OF THIS PLAN SET.
  - b) ESTABLISH HYDROPHYTIC VEGETATION PER DELINEATION MANUAL DEFINITIONS: (FAC, FACW OR OBL).
  - c) ESTABLISH GREATER THAN 30% COVER OF EACH TARGET VEGETATION CLASS (PSS AND PEM).
  - d) HYDRIC SOILS ARE ASSUMED TO ESTABLISH PROVIDED THE HYDROLOGY STANDARD IS MET.
- PS 2) SURVIVAL/DIVERSITY ACROSS ALL PLANTED MITIGATION AREAS:
  - a) 100% SURVIVAL OF ALL WOODY PLANTINGS AT THE END OF YEAR ONE. THIS STANDARD MAY BE MET THROUGH ESTABLISHMENT OF INSTALLED PLANTS OR BY REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS. AREAS PLANTED ENTIRELY WITH LIVE CUTTINGS SHALL NOT BE HELD TO THE 100% SURVIVAL STANDARD. ANY SUCH AREAS THAT EXHIBIT WIDESPREAD MORTALITY SHALL BE RE-EVALUATED BY THE RESTORATION SPECIALIST TO ASCERTAIN THE SITE-SPECIFIC VIABILITY OF THE CUTTINGS.
  - b) 80% SURVIVAL OF ALL WOODY PLANTINGS AT THE END OF YEAR TWO. THIS STANDARD MAY BE MET THROUGH ESTABLISHMENT OF INSTALLED PLANTS OR BY REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS. SURVIVAL BEYOND YEAR TWO IS DIFFICULT TO TRACK. THEREFORE, A DIVERSITY STANDARD IS PROPOSED IN PLACE OF SURVIVAL (BELOW). AREAS PLANTED ENTIRELY WITH LIVE CUTTINGS SHALL NOT BE HELD TO THE 80% SURVIVAL STANDARD. ANY SUCH AREAS THAT EXHIBIT WIDESPREAD MORTALITY SHALL BE RE-EVALUATED BY THE RESTORATION SPECIALIST TO ASCERTAIN THE SITE-SPECIFIC VIABILITY OF THE CUTTINGS.
  - c) ESTABLISH AT LEAST 6 NATIVE SHRUB SPECIES IN THE SCRUB-SHRUB WETLAND.
  - d) ESTABLISH AT LEAST 3 NATIVE EMERGENT SPECIES IN THE EMERGENT WETLAND.
  - e) ESTABLISH AT LEAST 2 NATIVE TREE SPECIES AND 4 NATIVE SHRUB SPECIES IN THE RESTORED BUFFER AREA.
- PS 3) NATIVE WOODY VEGETATION COVER IN THE CREATED SCRUB-SHRUB WETLAND AND WETLAND BUFFER RESTORATION AREA:
  - a) ACHIEVE AT LEAST 60% COVER OF NATIVE WOODY SPECIES IN PLANTED SCRUB-SHRUB WETLAND AREAS AND RESTORED BUFFER AREAS BY THE END OF YEAR 3. VOLUNTEER SPECIES MAY COUNT TOWARDS THIS STANDARD.
  - b) ACHIEVE AT LEAST 80% COVER OF NATIVE WOODY SPECIES IN PLANTED SCRUB-SHRUB WETLAND AREAS AND RESTORED BUFFER AREAS BY THE END OF YEAR 5. VOLUNTEER SPECIES MAY COUNT TOWARDS THIS STANDARD.
- PS 4) NATIVE EMERGENT COVER IN THE CREATED EMERGENT WETLAND AREA:
  - a) ACHIEVE AT LEAST 50% COVER OF NATIVE EMERGENT SPECIES BY YEAR 3.

- b) ACHIEVE AT LEAST 80% COVER OF NATIVE EMERGENT SPECIES BY YEAR 5.
- c) LEVEL SPREADERS SHALL BE INSTALLED TO AVOID POINT DISCHARGE OF WATER, WHICH COULD RESULT IN CHANNELIZATION BELOW SPREADERS.
- PS 5) INVASIVE SPECIES STANDARDS:
  - a) NO MORE THAN 15% COVER OF INVASIVE SPECIES IN ANY OF THE PLANTING AREAS, IN ANY MONITORING YEAR. MORE THAN 10% COVER OF INVASIVE WEEDS IN ANY YEAR WILL TRIGGER MAINTENANCE WEEDING.

CONTINGENCY PLANS AND ADAPTIVE MANAGEMENT

THESE PLANS HAVE BEEN PREPARED TO ENSURE SUCCESS TO THE MAXIMUM PRACTICABLE EXTENT. HOWEVER, HABITAT CREATION AND ENHANCEMENT IS INHERENTLY UNPREDICTABLE. QUALITY AND CONSISTENCY OF INSTALLATION, MAINTENANCE, WEATHER PATTERN EXTREMES, WILDLIFE DAMAGE, VANDALISM AND OTHER FACTORS CAN SINGLY OR IN COMBINATION CHANGE CONDITIONS AT MITIGATION SITES AND AFFECT EVENTUAL SUCCESS OF THESE PLANS. THEREFORE, ADAPTIVE MANAGEMENT SHOULD BE EMPLOYED TO EVALUATE PROBLEMS AS THEY ARISE AND DEVELOP FLEXIBLE AND PRACTICAL SOLUTIONS. EXAMPLES CAN INCLUDE BUT ARE NOT LIMITED TO PLANT SUBSTITUTION, CHANGES IN TARGET VEGETATION CLASSES, SOIL AMENDMENT, RE-GRADING. AS A LAST RESORT, MODIFICATION OF PERFORMANCE STANDARDS CAN BE NECESSARY. ANY ACTIONS INVOLVING MAJOR DEPARTURES FROM THE ORIGINAL PLAN OR GOALS AND PERFORMANCE STANDARDS SHOULD BE DISCUSSED AND AGREED TO WITH REGULATORY AGENCIES AHEAD OF IMPLEMENTATION.

AS-BUILT PLAN

AN AS-BUILT PLAN WILL BE PREPARED WITHIN 30 DAYS OF SUBSTANTIALLY COMPLETE CONSTRUCTION OF THE MITIGATION AREA. THE AS-BUILT PLAN WILL DOCUMENT SUBSTANTIAL CONFORMANCE WITH THESE PLANS AND ALSO WILL DISCLOSE ANY SUBSTITUTIONS OR OTHER NON-CRITICAL DEPARTURES. THE AS-BUILT PLAN WILL ESTABLISH TRANSECTS, BASELINE PLANT INSTALLATION QUANTITIES (BASED ON SAMPLE COUNTS OR INVOICES), HYDROLOGY MONITORING WELLS, AND PHOTO POINTS THAT WILL BE USED THROUGHOUT THE MONITORING PERIOD TO MEASURE THE PERFORMANCE STANDARDS OVER TIME.

THE AS-BUILT DOCUMENTATION SHOULD INCLUDE A MARKUP OF THE ORIGINAL PLAN NOTING ANY DEPARTURES, PLUS THE LOCATIONS OF TRANSECTS, WELLS AND PHOTO POINTS.

MONITORING METHODS

THIS MONITORING PROGRAM IS DESIGNED TO TRACK THE SUCCESS OF THE MITIGATION SITE OVER TIME BY MEASURING THE DEGREE TO WHICH THE PERFORMANCE STANDARDS LISTED ABOVE ARE BEING MET.

TRANSECTS

DURING THE AS-BUILT INSPECTION, THE RESTORATION SPECIALIST SHALL INSTALL BASELINE MONITORING TRANSECTS. A MINIMUM OF TWO 50-FOOT-LONG TRANSECTS SHALL BE LOCATED IN ETHE CREATED SCRUB SHRUB WETLAND AND WETLAND BUFFER RESTORATION AREAS. DURING EACH MONITORING EVENT PERCENT COVER VALUES WILL BE MEASURED ALONG THE TRANSECTS USING THE LINE-INTERCEPT METHOD. A MINIMUM OF TWO FIVE-FOOT-RADIUS MONITORING PLOTS SHALL BE LOCATED IN EACH EMERGENT WETLAND CREATION AREA (SIX TOTAL). DURING EACH MONITORING EVENT, PERCENT COVER OF EMERGENT PLANT COMMUNITY SHALL BE ESTIMATED AT EACH MONITORING PLOT ACCORDING TO THE COVER CLASS METHOD. AREAS OUTSIDE THE ESTABLISHED TRANSECTS WILL BE VISUALLY MONITORED TO VERIFY THAT PERFORMANCE STANDARDS ARE BEING MET.

PHOTOPOINTS SHALL BE ESTABLISHED AT EITHER END OF ALL TRANSECTS AND AT OTHER REPRESENTATIVE LOCATIONS AS DETERMINED BY THE RESTORATION SPECIALIST.

HYDROLOGY WELLS

AT LEAST 8 SHALLOW GROUNDWATER WELLS SHALL BE INSTALLED DURING THE AS-BUILT CONDITION. WELLS SHALL BE CONSTRUCTED OF 24-INCH LENGTHS OF 2-INCH DIAMETER PVC PIPE. THE LOWER 18 INCHES SHALL BE PERFORATED BY DRILLING A SERIES OF 1/4-INCH HOLES. WELLS WILL BE INSTALLED TO A DEPTH OF 18 INCHES. EACH WELL SHALL BE FITTED WITH A PIPE END FITTING CAP.

HYDROLOGY WELLS SHALL BE MONITORED WEEKLY (TOTAL OF 6 TIMES PER YEAR) FROM MARCH 1ST THROUGH APRIL 15TH OF THE FIRST TWO YEARS FOLLOWING ACCEPTANCE OF THE AS-BUILT CONDITION. WELLS WILL ALSO BE MONITORED DURING THE SUMMER VEGETATION ASSESSMENT MONITORING VISIT.

OUTSIDE OF HYDROLOGY WELL MONITORING, OTHER PERFORMANCE MONITORING SHALL OCCUR TWICE ANNUALLY FOR FIVE YEARS. A SPRING MONITORING VISIT SHALL RECORD NECESSARY REPLANTING, WEEDING, INVASIVE CONTROL, AND OTHER MAINTENANCE NEEDS. THE RESTORATION SPECIALIST WILL THEN NOTIFY THE OWNER AND/OR MAINTENANCE CREWS OF NECESSARY EARLY SEASON MAINTENANCE. THE SECOND VISIT SHALL OCCUR IN LATE SUMMER OR FALL AND CONTAIN THE BULK OF THE MONITORING WORK. THE ANNUAL MONITORING REPORT WILL RELATE THE FOLLOWING INFORMATION:

- 1) GENERAL SUMMARY OF THE SPRING VISIT.
- 2) HYDROLOGY MEASUREMENT RESULTS.
- 3) FIRST- AND SECOND-YEAR COUNTS OF SURVIVING AND DEAD/DYING WOODY PLANTS BY SPECIES IN THE SCRUB-SHRUB WETLAND CREATION AREA AND THE WETLAND BUFFER RESTORATION AREAS.
- 4) ESTIMATES OF NATIVE WOODY SPECIES COVER ALONG MONITORING USING THE LINE INTERCEPT METHOD IN THE SCRUB-SHRUB WETLAND CREATION AREA AND THE WETLAND BUFFER RESTORATION AREAS.
- 5) ESTIMATES OF INVASIVE SPECIES COVER ALONG RANDOM SUB-TRANSECTS USING THE LINE INTERCEPT METHOD.
- 6) ESTIMATES OF NATIVE EMERGENT SPECIES COVER USING THE COVER CLASS METHOD IN THE PALUSTRINE EMERGENT WETLAND CREATION AREA.
- 7) COUNTS OF ESTABLISHED NATIVE SPECIES TO DETERMINE SITE DIVERSITY, BY MITIGATION AREA TYPE OR PLANTING ZONE.
- 8) NOTES AND/OR SKETCHES OF INVASIVE WEEDS OR BARE AREAS OUTSIDE OF TRANSECTS AND PLOTS.
- 9) PHOTOGRAPHIC DOCUMENTATION FROM TRANSECTS ENDS AND ESTABLISHED REFERENCE POINTS.
- 10) INTRUSIONS INTO THE PLANTING AREAS, VANDALISM, TRASH, AND OTHER ACTIONS DETRIMENTAL TO THE OVERALL HEALTH OF THE MITIGATION AREA.
- 11) RECOMMENDATIONS FOR MAINTENANCE IN THE MITIGATION AREA.

CONSTRUCTION NOTES AND SPECIFICATIONS

WORK SEQUENCE

NOTE: SPECIFICATIONS FOR ITEMS IN BOLD CAN BE FOUND UNDER "MATERIAL SPECIFICATIONS AND DEFINITIONS."

THE WATERSHED COMPANY PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS, SHALL MONITOR:

- 1) CLEARING AND GRADE STAKING.
- 2) ROUGH AND FINAL GRADING INCLUDING EXCAVATION AND SPOIL PLACEMENT.
- 3) SOIL DE-COMPACTION, AMENDMENT AND/OR IMPORTATION.
- 4) PLANT INSPECTIONS:
  - a) PLANT DELIVERY INSPECTION.
  - b) 50% PLANT INSTALLATION/LAYOUT INSPECTION.
  - c) 100% PLANT INSTALLATION INSPECTION.

GENERAL WORK SEQUENCE

GRADING:

- 1) SURVEY AND STAKE THE LIMITS OF THE WETLAND CREATION AREAS.
- 2) INSTALL TEMPORARY EROSION AND STORM WATER CONTROL BMPS, INCLUDING SILT FENCING AROUND THE PERIMETER OF THE WORK AREA.
- 3) SURVEY AND STAKE CUT DEPTHS FOR ALL WETLAND CREATION DEPRESSIONS. CLEAR TREES AND BRUSH, AS NECESSARY.
- 4) ROUGH GRADE THE WETLAND CREATION AREAS AT THE DIRECTION OF THE RESTORATION SPECIALIST.
- 5) GRADING SPOILS TO BE REMOVED FROM SITE.
- 6) FINALIZE WETLAND AND UPLAND GRADING, AMENDING ALL GRADED AREAS TO MEET THE FOLLOWING CRITERIA:
  - THE CREATED SCRUB-SHRUB WETLAND AND CREATED EMERGENT WETLAND SOILS SHALL BE AMENDED WITH

- COMPOST TO ACHIEVE AT LEAST 45% ORGANIC MATERIAL IN THE UPPER 9 INCHES (397 CUBIC YARDS).
- 7) ALL GRADING AREAS AND MACHINERY ROUTES TO BE DE-COMPACTED AS NECESSARY IN PREPARATION FOR PLANTING. DECOMPACTING SHALL BE BY ROTO-TILLER OR SIMILAR METHOD THAT DECONSOLIDATES THE UPPER 9 INCHES OF SOIL.
- 8) INSTALL LEVEL SPREADERS, RE-SPREADERS, AND WATTLES PER PLANS (SHEETS W6 & W8).
- 9) WITHIN ONE WEEK OF GRADING ACCEPTANCE BY THE RESTORATION SPECIALIST, STABILIZE ALL GRADED AND DE-COMPACTED AREAS WITH WOOD CHIP MULCH TO AN AVERAGE DEPTH OF 4 INCHES (122 CUBIC YARDS). EXCEPTIONS: THE EMERGENT WETLAND CREATION AREAS SHALL NOT RECEIVE MULCH.

PLANTING:

- 1) ALL PREPARATION AND PLANTING SHALL TAKE PLACE DURING THE DORMANT SEASON (OCTOBER THROUGH APRIL) FOR BEST SURVIVAL, EXCEPT FOR EMERGENT SPECIES. PLANTING OF EMERGENT SPECIES SHALL TAKE PLACE FROM MARCH 1ST THROUGH JUNE 15TH. THE RESTORATION SPECIALIST MAY APPROVE PLANTING OUTSIDE OF THESE TIMES BASED ON FAVORABLE WEATHER CONDITIONS DURING THE PLANTING PERIOD.
- 2) REMOVE ALL INVASIVE WEEDS AND WEED ROOTS FROM ENTIRE PLANTING AREA AS DIRECTED BY THE RESTORATION SPECIALIST. AVOID DAMAGE TO EXISTING NATIVE VEGETATION.
- 3) DE-COMPACT SOIL AS NEEDED ACROSS THE ENTIRE PLANTING AREA USING A ROTOTILLER OR SIMILAR METHOD. ALL MACHINERY ROUTES AND ACCESS ROADS THROUGH PLANTED AREAS SHALL BE DECOMPACTED.
- 4) INSTALL VEGETATION PER THE PLANTING PLANS AND PLANTING DETAILS.
- 5) INSTALL BLANKET APPLICATION OF WOOD CHIP MULCH IN THE CREATED SCRUB-SHRUB WETLAND AREAS AND THE WETLAND BUFFER RESTORATION AREAS. SEE PLANTING DETAILS FOR MULCH SPECIFICATIONS.
- 6) THE RESTORATION SPECIALIST SHALL INSPECT: ALL PLANT MATERIAL PRIOR TO INSTALLATION, AT 50% PLANT LAYOUT/INSTALLATION AND AT 100% PLANT INSTALLATION
- 7) DUE TO EXISTING SITE CONDITIONS (RELATIVELY HIGH GROUNDWATER TABLE, OVERHANGING FOREST CANOPY), A TEMPORARY IRRIGATION SYSTEM IS LIKELY NOT REQUIRED. SUPPLEMENTAL IRRIGATION IN TARGETED AREAS MAY BE NECESSARY AT THE DIRECTION OF THE RESTORATION SPECIALIST FROM JUNE 1 THROUGH SEPTEMBER 30.

MAINTENANCE

THIS SITE WILL BE MAINTAINED FOR FIVE YEARS FOLLOWING COMPLETION OF THE CONSTRUCTION. SPECIFICATIONS IN BOLD CAN BE FOUND UNDER "MATERIAL SPECIFICATIONS AND DEFINITIONS."

- 1) AT LEAST TWICE-YEARLY, HAND REMOVE ALL COMPETING WEEDS AND WEED ROOTS FROM BENEATH EACH INSTALLED PLANT AND ANY DESIRABLE VOLUNTEER VEGETATION TO A DISTANCE OF 18 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AS NEEDED DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY AND LOWER PLANT REPLACEMENT COSTS OR,
- 2) ALTERNATIVELY, SHOULD HAND WEEDING PROVE UNMANAGEABLE, THE RESTORATION SPECIALIST MAY AUTHORIZE THE LIMITED USE OF AN AQUATIC USE-APPROVED HERBICIDE TO CONTROL COMPETITIVE WEEDS AT THE BASE OF INSTALLED VEGETATION. ONLY INDIVIDUALS WHO ARE STATE-LICENSED HERBICIDE APPLICATORS MAY CONDUCT HERBICIDE TREATMENTS. APPLICATIONS SHOULD BE DONE BETWEEN MID-SPRING AND MID-SUMMER TO MAXIMIZE UPTAKE BY PLANTS.
- 3) DO NOT WEED THE AREA NEAR THE PLANT BASES WITH STRING TRIMMER (WEED WHACKER). NATIVE PLANTS ARE EASILY DAMAGED OR KILLED, AND WEEDS EASILY RECOVER AFTER TRIMMING.
- 4) APPLY SLOW RELEASE GRANULAR FERTILIZER TO EACH INSTALLED WOODY PLANT ANNUALLY IN THE SPRING (BY JUNE 1) OF YEARS TWO THROUGH FIVE BUT NOT IN YEAR ONE.
- 5) MULCH THE WEEDED AREAS BENEATH EACH WOODY PLANT WITH WOOD CHIP MULCH AS NECESSARY TO MAINTAIN A MINIMUM FOUR-INCH THICK, 18-INCH DIAMETER MULCH RING.
- 6) PROVIDE SUPPLEMENTAL IRRIGATION IN TARGETED AREAS USING A WATERING TRUCK, BACKPACKS, OR SIMILAR METHOD AT THE DISCRETION OF THE RESTORATION SPECIALIST.
- 7) FOLLOW THE RECOMMENDATIONS NOTED IN THE SPRING MONITORING SITE VISIT.
- 8) ALL PLANT REPLACEMENT SHALL TAKE PLACE DURING THE FOLLOWING TIMES FOR BEST SURVIVAL:
  - a) ONE- AND TWO-GALLON CONTAINER PLANTS MAY BE INSTALLED BETWEEN OCTOBER 1ST AND MARCH 31ST.
  - b) EMERGENT PLUGS MAY BE INSTALLED BETWEEN MARCH AND JULY 1ST.
  - c) LIVE STAKES (CUTTINGS) MAY BE INSTALLED BETWEEN OCTOBER 1ST AND MARCH 31ST.
  - d) THE RESTORATION SPECIALIST MAY APPROVE PLANTING OUTSIDE OF THE ABOVE TIMES ON A CASE-BY-CASE BASIS, DEPENDING ON THE LOCATION, EXTENT AND SPECIFIC SEASONAL CONDITIONS.
- 9) INVASIVE SPECIES MAINTENANCE PLAN:

- a) HIMALAYAN/EVERGREEN BLACKBERRY, SCOTCH BROOM AND OTHER INVASIVE WOODY VEGETATION SHALL BE GRUBBED OUT BY HAND ON AN ONGOING BASIS, BEING CAREFUL TO GRUB OUT ROOTS EXCEPT WHERE SUCH WORK WILL JEOPARDIZE THE ROOTS OF INSTALLED NATIVE OR VOLUNTEER NATIVE PLANTS.
- b) REED CANARYGRASS CAN BE PULLED BY HAND IF FOUND AS INDIVIDUAL STALKS OR SMALL CLUMPS. LARGER CLUMPS MAY REQUIRE USE OF AN HERBICIDE APPROVED FOR USE IN AQUATIC AREAS USING A TARGETED METHOD, SUCH AS SPOT SPRAY. ONLY INDIVIDUALS WHO ARE STATE-LICENSED HERBICIDE APPLICATORS MUST CONDUCT HERBICIDE TREATMENTS. APPLICATIONS SHOULD BE DONE BETWEEN MID-SPRING AND LATE-SUMMER TO MAXIMIZE UPTAKE BY PLANTS.
- c) ONCE PER YEAR, VINES AND THICKETS ENCRDACHING FROM OUTSIDE OF THE PLANTED AREA ARE TO BE CUT BACK TO AT LEAST TEN FEET FROM THE PLANTED AREA.

MATERIAL SPECIFICATIONS AND DEFINITIONS

- 1) WOOD CHIP MULCH: COARSE WOODCHIP MULCH APPROXIMATELY ONE TO THREE INCHES IN MAXIMUM DIMENSION (NOT SAWDUST OR COARSE HOG FUEL). THIS MATERIAL IS SOLD AS "ANIMAL FRIENDLY HOG FUEL" AT PACIFIC TOPSOILS [(800) 884-7645]. MULCH SHALL NOT CONTAIN APPRECIABLE QUANTITIES OF GARBAGE, PLASTIC, METAL, SOIL, AND DIMENSIONAL LUMBER OR CONSTRUCTION/DEMOLITION DEBRIS. QUANTITY REQUIRED: 122 CUBIC YARDS.
- 2) FERTILIZER: SLOW RELEASE, GRANULAR FERTILIZER SUCH AS OSMOCOTE™ OR EQUAL PRODUCT. MOST RETAIL NURSERIES CARRY THIS PRODUCT. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR APPLICATION. KEEP FERTILIZER IN A WEATHER-TIGHT CONTAINER WHILE ON SITE. NOTE THAT FERTILIZER IS TO BE APPLIED ONLY IN YEARS TWO, THREE, FOUR AND FIVE AND NOT IN THE FIRST YEAR. FERTILIZER SHALL NOT BE PLACED IN INUNDATED AREAS.
- 3) COMPOST: CEDAR GROVE COMPOST OR EQUIVALENT PRODUCT. 100% VEGETABLE COMPOST WITH NO APPRECIABLE QUANTITIES OF SAND, GRAVEL, SAWDUST, OR OTHER NON-ORGANIC MATERIALS. AMENDMENT QUANTITY REQUIRED FOR CONSTRUCTION: 397 CUBIC YARDS.
- 4) RESTORATION SPECIALIST: THE WATERSHED COMPANY PERSONNEL OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.

KELKARI TOWNHOMES

SUNRISE PL. S.W.  
ISSAQUAH, WASHINGTON

IS PROPERTY INVESTMENTS LLC

PROJECT NUMBER:	15-0357
PROJECT MANAGER:	JG
DRAWN BY:	KMB
PLOT DATE:	2-12-16

SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION 2-12-16

REVISIONS:

FEBRUARY 12, 2016
SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION



750 Sixth Street South  
Kirkland WA 98033

p 425.822.5242 f 425.827.8136  
www.watershedco.com

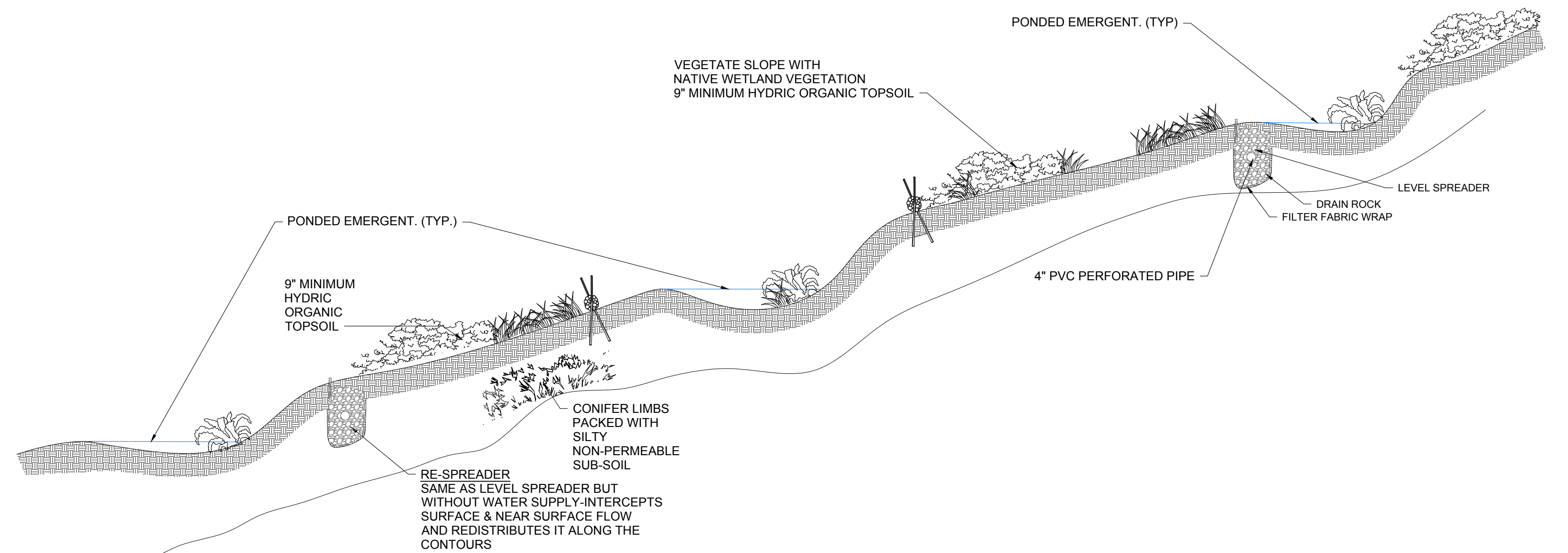
Science & Design

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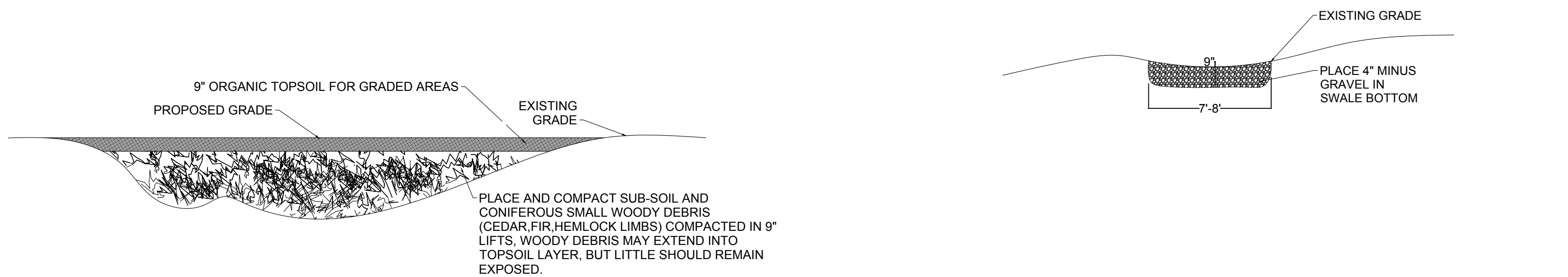
MITIGATION PLAN

W7 OF 8

DETAILS AND PLANT INSTALL NOTES (1 OF 2)



1 PROFILE OF HILLSIDE Scale: NTS

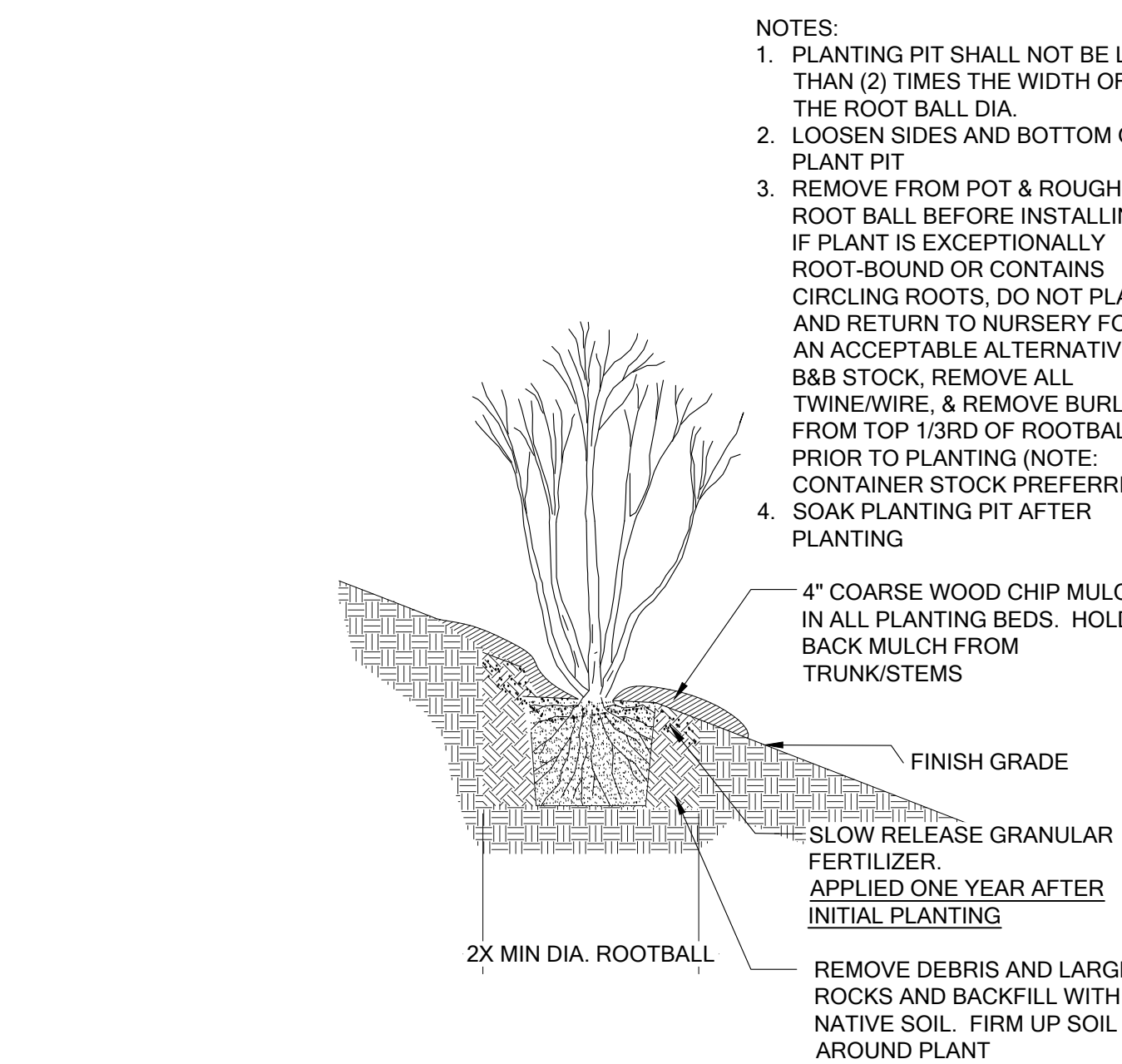


3 FILL SECTION Scale: NTS

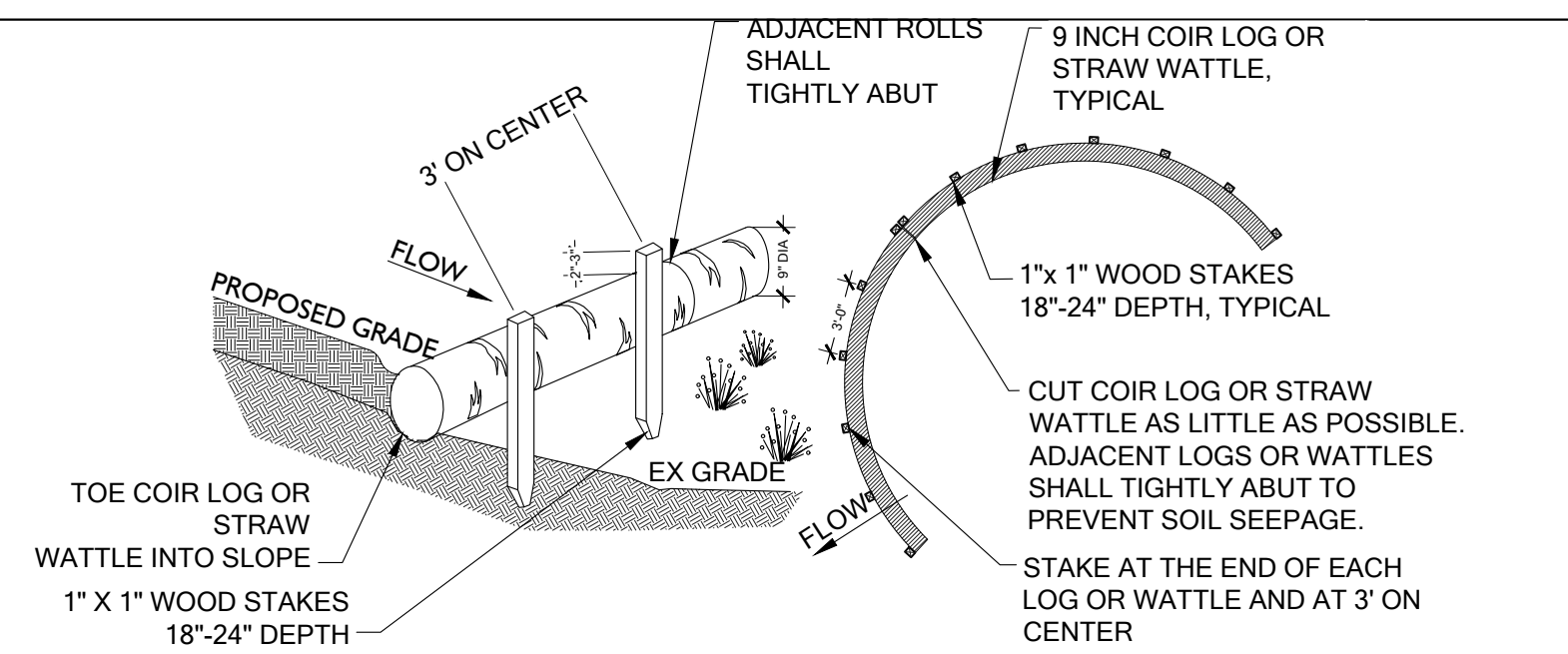


6 LEVEL SPREADER SECTION Scale: NTS

4 WET CHANNEL SECTION Scale: NTS

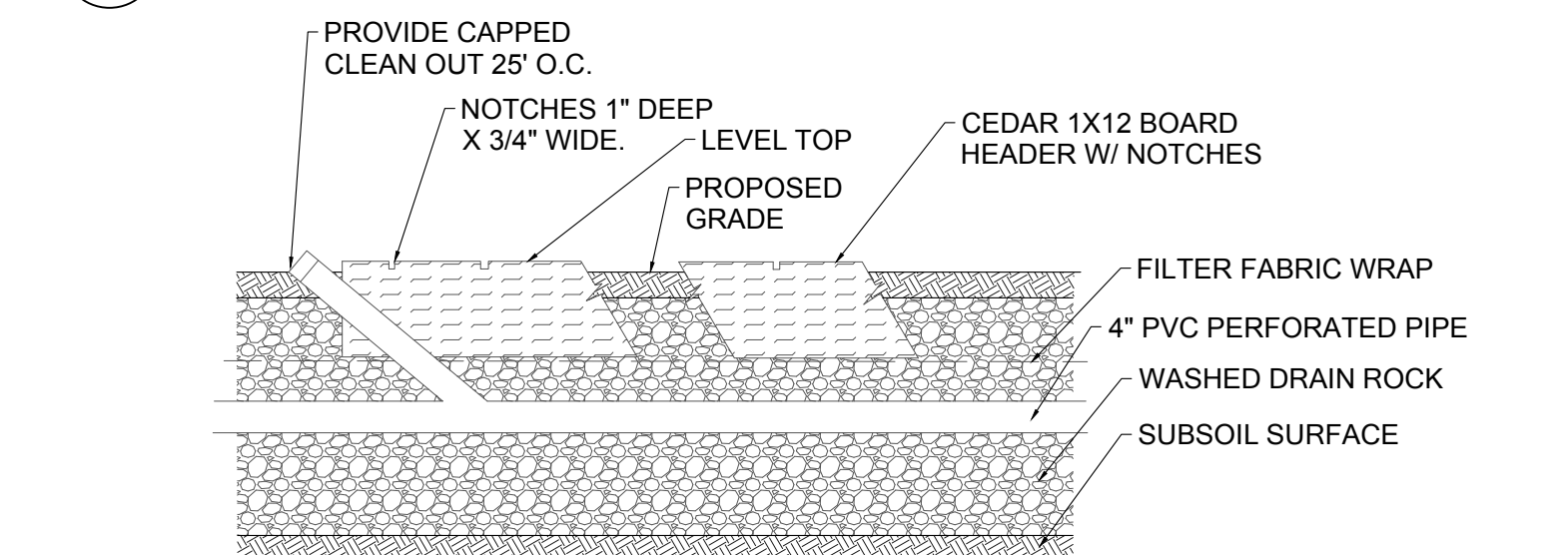


7 PLANTING ON A SLOPE SCALE: NTS

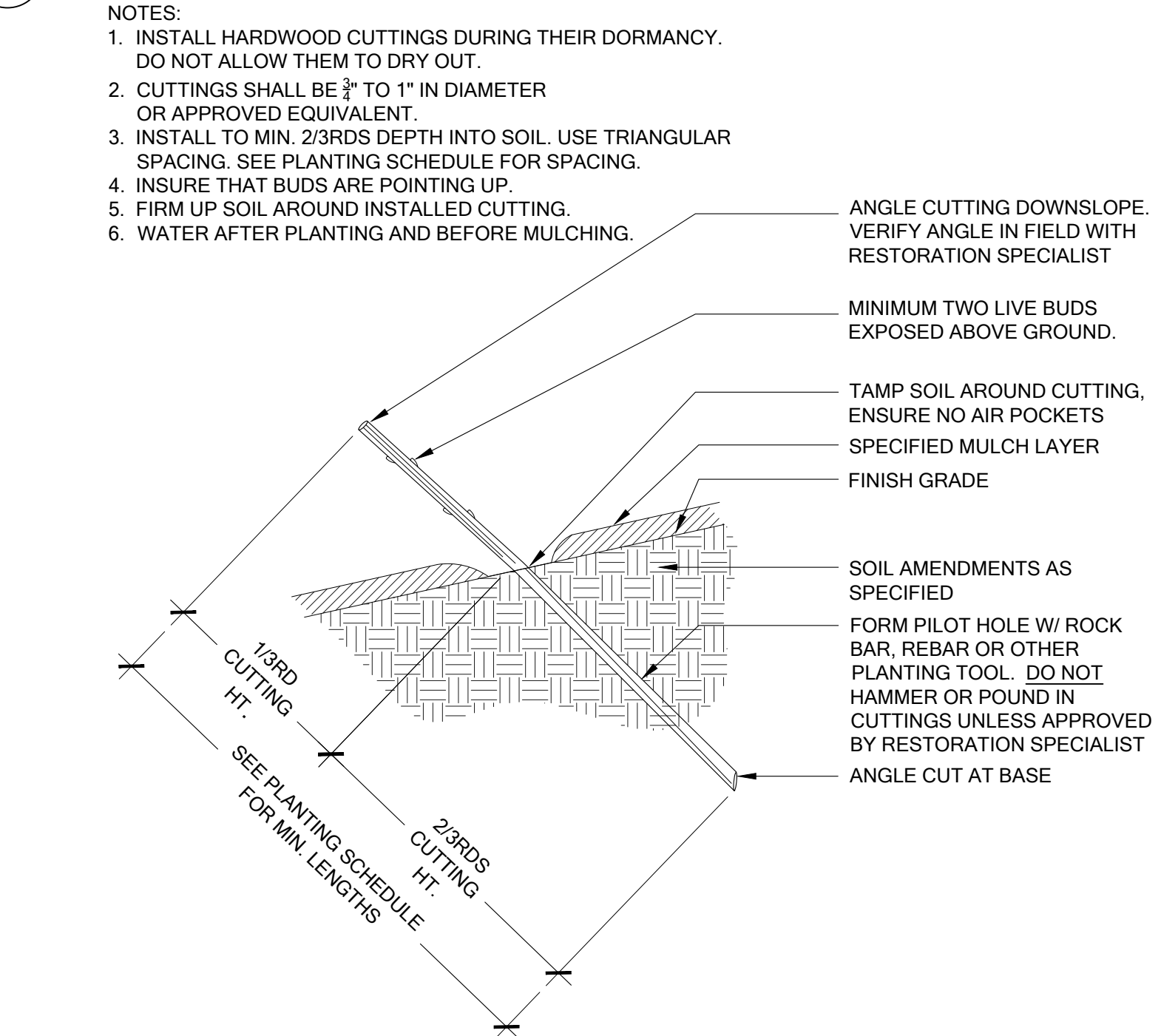


- NOTES
1. COIR LOG OR STRAW WATTLE SHALL BE INSTALLED PRIOR TO PLACEMENT OF HUMMOCK SOIL FROM STREAM EXCAVATION.
  2. COIR LOG OR STRAW WATTLE SHALL BE 9 INCH IN DIAMETER.
  3. STAKING: WOODEN STAKES ARE RECOMMENDED TO SECURE THE COIR LOG OR STRAW WATTLE. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE COIR LOG OR STRAW WATTLE: 18" IS A GOOD LENGTH FOR HARD, ROCKY SOIL; FOR SOFT LOAMY SOIL USE A 24" STAKE.
  4. WHEN INSTALLING RUNNING LENGTHS OF COIR LOG OR STRAW WATTLE, BUTT THE SECOND LOG TIGHTLY AGAINST THE FIRST; DO NOT OVERLAP THE ENDS.
  5. STAKE THE LOGS OR WATTLES AT EACH END AND THREE (3) FEET ON CENTER. STAKES SHOULD BE DRIVEN OUTSIDE THE COIR LOG OR STRAW WATTLE, BUT CLOSE ENOUGH TO HOLD IT IN PLACE. LEAVE 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE COIR LOG OR STRAW WATTLE. A HEAVY SEDIMENT LOAD WILL TEND TO PICK UP THE COIR LOG OR STRAW WATTLE AND COULD PULL IT OFF THE STAKES IF THEY ARE DRIVEN DOWN TOO LOW.
  6. WHEN COIR LOG OR STRAW WATTLE ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN; WHEN INSTALLING COIR LOG OR STRAW WATTLE ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE. DRIVE THE FIRST END STAKE OF THE SECOND COIR LOG OR STRAW WATTLE AT AN ANGLE TOWARD THE FIRST COIR LOG OR STRAW WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.

2 WATTLE SCALE: NTS



5 LEVEL SPREADER ELEVATION Scale: NTS



8 LIVE STAKE PLANTING ON A SLOPE SCALE: NTS

## ISSAQUAH, WASHINGTON

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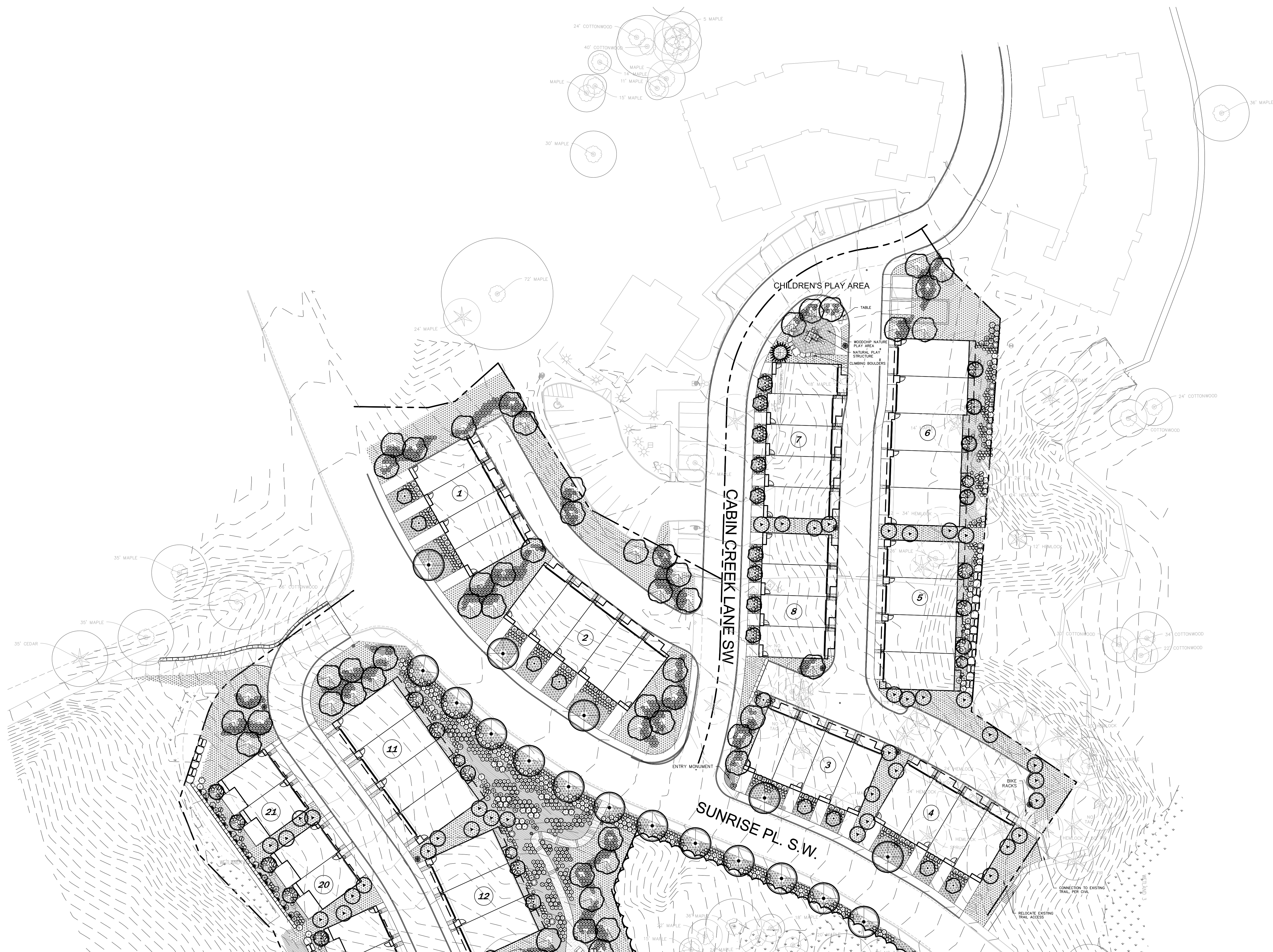
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PROJECT MANAGER: JG  
DRAWN BY: KR  
PLOT DATE: Feb 12, 2016 - 1:05pm

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APPLICATION  
2-12-16

FEBRUARY 12, 2016  
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APPLICATION

## NORTH SITE LANDSCAPE PLAN

# L100



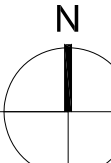
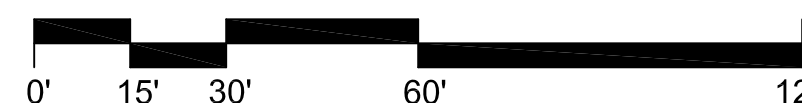
WEISMAN**DESIGN**GROUP

LANDSCAPE  
CONSULTANT

2329 E MADISON ST  
SEATTLE WA 98112

206-322-1732  
WWW.WDGINC.COM

SCALE: 1"=30'-0"



Drawing Name: F:\CAD\Kelkari Townhomes\1-Pln1.dwg



TRAIL HEAD KIOSK

WEISMANDESIGNGROUP

LANDSCAPE  
CONSULTANT

2329 E MADISON ST  
SEATTLE WA 98112

206-322-1732  
WWW.WDGINC.COM

SCALE: 1"=30'-0"

0' 15' 30' 60' 120'



KELKARI TOWNHOMES  
SUNRISE PL. S.W.  
ISSAQUAH, WASHINGTON

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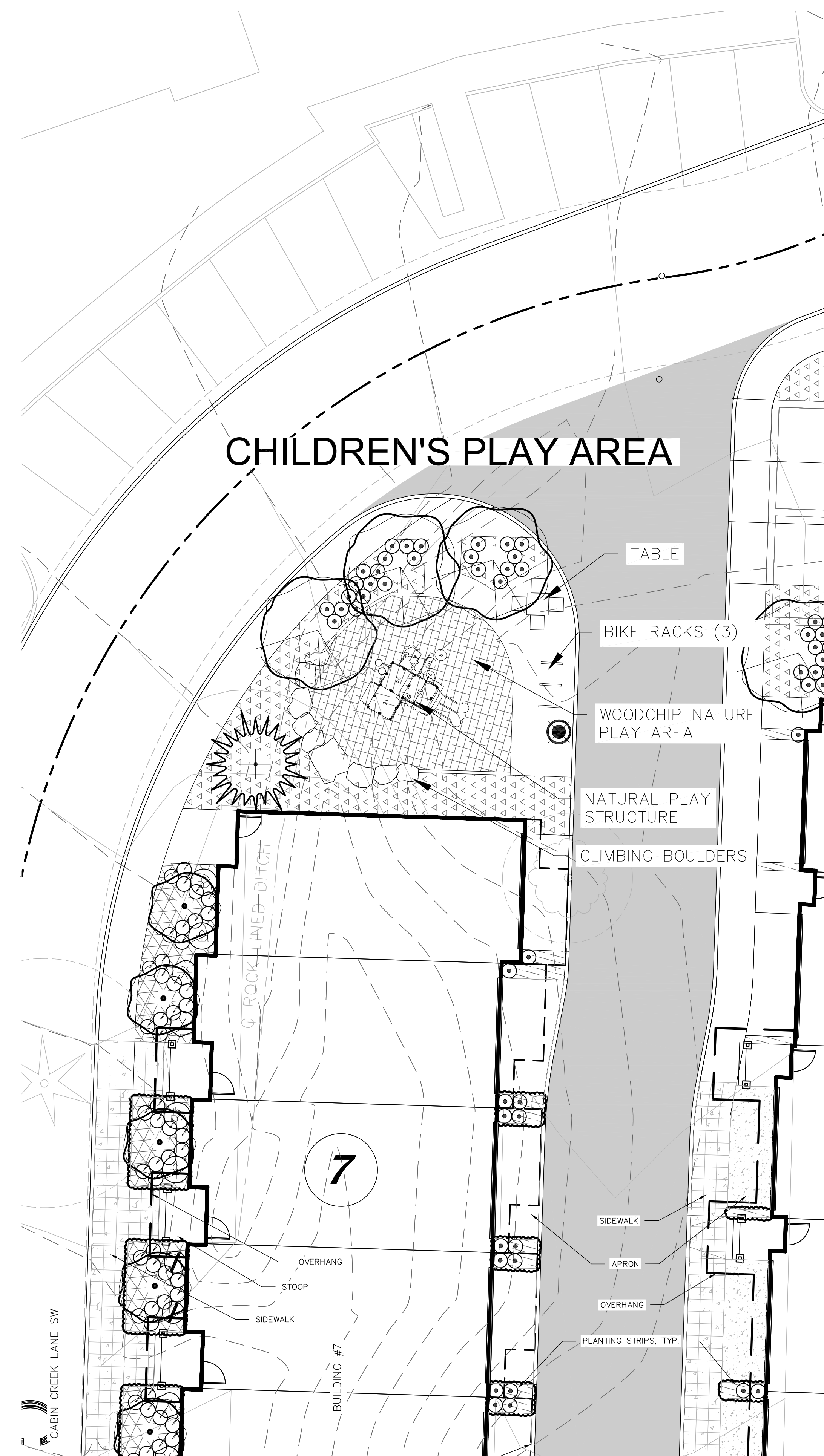
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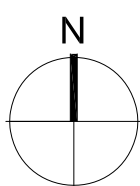
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APPLICATION

SOUTH SITE  
LANDSCAPE PLAN

L101

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L102

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2-12-16

REVISIONS:

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MINOR AMENDMENT  
APPLICATION

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TRELLIS & GAME AREA

WEISMANDESIGNGROUP

LANDSCAPE  
CONSULTANT

2329 E MADISON ST  
SEATTLE WA 98112

206-322-1732  
WWW.WDGINC.COM

SCALE: 1"=10'-0"

0' 5' 10' 20' 40' N

KELKARI TOWNHOMES  
SUNRISE PL. S.W.  
ISSAQUAH, WASHINGTON

IS PROPERTY  
INVESTMENTS  
LLC

PROJECT NUMBER: 15-0357  
PROJECT MANAGER: JG  
DRAWN BY: KR  
PLOT DATE: Feb 16, 2016 -- 8:01am

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BSP MINOR  
AMENDMENT  
APPLICATION  
2-12-16

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FEBRUARY 12, 2016  
SDP / MSP / BSP  
MINOR AMENDMENT  
APPLICATION

ENLARGED VIEW -  
AMENITY SPACES

Drawing Name: F:\CAD\Kelkari Townhomes\L\_Plan.dwg

PRELIMINARY LANDSCAPE SCHEDULE

SYMBOLS SHOWN AT 20 SCALE

SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
DECIDUOUS TREES		
	ACER SACCHARUM 'LEGACY' LEGACY SUGAR MAPLE	2" CALIPER, 10-12' HT. , WELL- BRANCHED ABOVE 6' HT., MATCHED, B&B.
	ACER MACROPHYLLUM BIG LEAF MAPLE	2" CALIPER, 10-12' HT. , WELL- BRANCHED ABOVE 6' HT., MATCHED, B&B.
	BETULA PAPYRIFERA PAPER BIRCH	2" CALIPER SINGLE STEMMED OR (3) 1/2" CAL. MULTI-STEMMED, 8'-10' HT., WELL-BRANCHED, FULL & BUSHY, B&B.
	ACER CIRCINATUM VINE MAPLE	MULTI-STEMMED, MIN (3) 1/2" CALIPER TRUNKS, 8'-10' HT., WELL-BRANCHED, FULL & BUSHY, B&B.
	AMELANCHIER 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	MIN 1-1/2" CALIPER, 8'-10' HT., WELL-BRANCHED, FULL & BUSHY, B&B
	MAGNOLIA X SOULANGEANA SAUCER MAGNOLIA	MIN 1-1/2" CALIPER, 8'-10' HT., WELL-BRANCHED, FULL & BUSHY, B&B
	CORNUS NUTTALLII PACIFIC DOGWOOD	MIN 1-1/2" CALIPER, 8'-10' HT., WELL-BRANCHED, FULL & BUSHY, B&B
	HAMAMELIS X INTERMEDIA 'JELENA' JELENA WITCH HAZEL	MULTI-STEMMED, MIN (3), 4'-6' HT., FULL & BUSHY TO BASE,
EVERGREEN TREES		
	THUJA PLICATA WESTERN RED CEDAR	8'-10' HT., FULL & BUSHY TO BASE, B&B
	PSEUDOTSUGA MENZIESII DOUGLAS FIR	8'-10' HT., FULL & BUSHY TO BASE, B&B
LARGE SHRUBS		
	HOLODISCUS DISCOLOR OCEANSPRAY	24-30" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	MAHONIA AQUIFOLIUM OREGON GRAPE HOLLY	↓
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	
	PHILADELPHUS LEWISII MOCK ORANGE	
	RIBES SANGUINEA RED-FLOWERING CURRANT	
VINES		
	CLEMATIS ARMANDII EVERGREEN CLEMATIS	1 GAL. POTS, FULL & BUSHY, B&B, CONT.
	LONICERA CILIOSA ORANGE HONEYSUCKLE	1 GAL. POTS, FULL & BUSHY, B&B, CONT.

PLANTING NOTES

1. INSTALL 3" DEPTH SPECIFIED MULCH IN ALL NEW LANDSCAPE AREAS.
2. INSTALL 8" DEPTH SPECIFIED TOPSOIL IN ALL SHRUB AREAS.
3. INSTALL 8" DEPTH SPECIFIED TOPSOIL IN ALL LAWN AREAS.
4. ALL LANDSCAPE AREAS WILL BE WATERED WITH AN AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM.
5. REFER TO CIVIL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR REMOVAL REQUIREMENTS OF EXISTING VEGETATION.
6. REFER TO CIVIL PLANS FOR NEW UTILITY WORK. CONTRACTOR RESPONSIBLE FOR PATCH AND REPAIR OF ALL EXISTING LANDSCAPE AREAS DISTURBED BY CONSTRUCTION WORK UNDER THIS CONTRACT.
7. STREET TREES WILL BE LIMBED UP TO MEET SITE DISTANCE REQUIREMENTS.
8. EXCAVATIONS ADJACENT PRESERVED CEDAR TREE (LOCATED BETWEEN BUILDINGS 12 & 13) SHALL BE CONDUCTED WITH THE OBSERVATION OF AN ARBORIST.
9. EXACT LOCATION OF TRAIL CONNECTION TO BE DETERMINED IN THE FIELD AT TIME OF CONSTRUCTION.
10. TYPICAL ON-GRADE DRIVEWAY PLANTING STRIPS TO INCLUDE 1-2 KELSEY DOGWOOD (UNLESS UNDER 18" WIDE), MIX OF 30% CREEPING MAHONIA, 40% SALAL, 30% SWORD FERN PLANTED 18" O.C.

SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
PLANTING MIX #1 – ACCENTS AND PATIOS		
	CORNUS ALBA 'AUREA' RED-STEMMED DOGWOOD	18-24" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	CORNUS ALBA 'ELEGANTISSIMA' VARIEGATED RED TWIG DOGWOOD	18-24" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	30% GAULTHERIA SHALLON SALAL	1 GAL. POTS, FULL & BUSHY, B&B, CONT.
	30% MAHONIA NERVOSA DWARF OREGON GRAPE	↓
	30% POLYSTICHUM MUNITUM SWORD FERN	
	30% DICENTRA FORMOSA PACIFIC BLEEDING HEART	
	30% OXALIS OREGANA REDWOOD SORREL	
	30% SMILACINA RACEMOSA FALSE SOLOMON'S SEAL	
PLANTING MIX #2 – FOREST FLOOR		
	CORNUS SERICEA 'KELSEY' KELSEY DOGWOOD	18-24" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	MAHONIA NERVOSA DWARF OREGON GRAPE	18-24" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	POLYSTICHUM MUNITUM SWORD FERN	1 GAL. POTS, FULL & BUSHY, B&B, CONT.
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	↓
	25% ACHILLEA MILLEFOLIUM YARROW	
	25% ARMERIA MARITIMA SEA THRIFT	
	25% TELLIMA GRANDIFLORA FRINGE CUP	
	25% FRAGERIA CHILOENSIS BEACH STRAWBERRY	
PLANTING MIX #3 – STEEP SLOPES		
	ROSA NUTKANA NUTKA ROSE	18-24" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	RUBUS PARVIFLORUS THIMBLEBERRY	↓
	SYMPHORICARPOS MOLLIS CREEPING SNOWBERRY	
	25% ACHILLEA MILLEFOLIUM YARROW	
	25% GAULTHERIA SHALLON SALAL	
	25% MAHONIA REPENS CREEPING OREGON GRAPE	↓
	25% POLYSTICHUM MUNITUM SWORD FERN	
PLANTING MIX #4 – STREET/BUFFER ZONES		
	GAULTHERIA SHALLON SALAL	18-24" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	ROSA GYMNOCARPA BALDHIP ROSE	18-24" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	30% ACHILLEA MILLEFOLIUM YARROW	1 GAL. POTS, FULL & BUSHY, B&B, CONT.
	30% POLYSTICHUM MUNITUM SWORD FERN	↓
	30% TELLIMA GRANDIFLORA FRINGE CUP	
	EXISTING TREES TO REMOVE	↓
	EXISTING TREES TO REMAIN	
		SAVE AND PROTECT, SEE CIVIL

KELKARI TOWNHOMES  
SUNRISE PL. S.W.  
ISSAQUAH, WASHINGTON

IS PROPERTY  
INVESTMENTS  
LLC

PROJECT NUMBER: 15-0357  
PROJECT MANAGER: JG  
DRAWN BY: KR  
PLOT DATE: Feb 12, 2016 - 11:58am

SDP/ MSP/ BSP  
MINOR  
AMENDMENT  
APPLICATION  
2-12-16

REVISIONS:  
FEBRUARY 12, 2016  
SDP/ MSP/ BSP  
MINOR AMENDMENT  
APPLICATION

PLANTING SCHEDULE

WEISMANDESIGNGROUP

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2329 E MADISON ST  
SEATTLE WA 98112  
206-322-1732  
WWW.WDGINC.COM

L104

Drawing Name: E:\CAD\Kelkar Townhomes\Light.dwg



EXISTING STREET LIGHT



EXISTING STREET LIGHT



EXISTING BOLLARD LIGHT

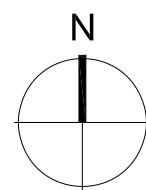
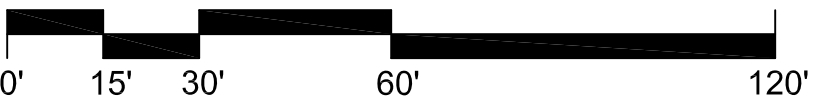
LIGHTING LEGEND

SYMBOL	DESCRIPTION
	EXISTING STREET LIGHT
	PROPOSED INTERNAL STREET LIGHT TO MATCH EXISTING
	PROPOSED LANDSCAPE BOLLARD LIGHT TO MATCH EXISTING

WEISMANDESIGNGROUP

LANDSCAPE CONSULTANT 2329 E MADISON ST SEATTLE WA 98112 206-322-1732 WWW.WDGINC.COM

SCALE: 1"=30'-0"



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ISSAQUAH, WASHINGTON

IS PROPERTY INVESTMENTS LLC

PROJECT NUMBER: 15-0357  
PROJECT MANAGER: JG  
DRAWN BY: KR  
PLOT DATE: Feb 12, 2016 - 1:11pm

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2-12-16

REVISIONS:  
FEBRUARY 12, 2016  
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MINOR AMENDMENT APPLICATION

LANDSCAPE LIGHTING

L200

Drawing Name: F:\CAD\Kelkar Townhomes\Light.dwg



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SCALE: 1"=30'-0"



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PROJECT NUMBER: 15-0357  
PROJECT MANAGER: JG  
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PLOT DATE: Feb 12, 2016 - 1:13pm

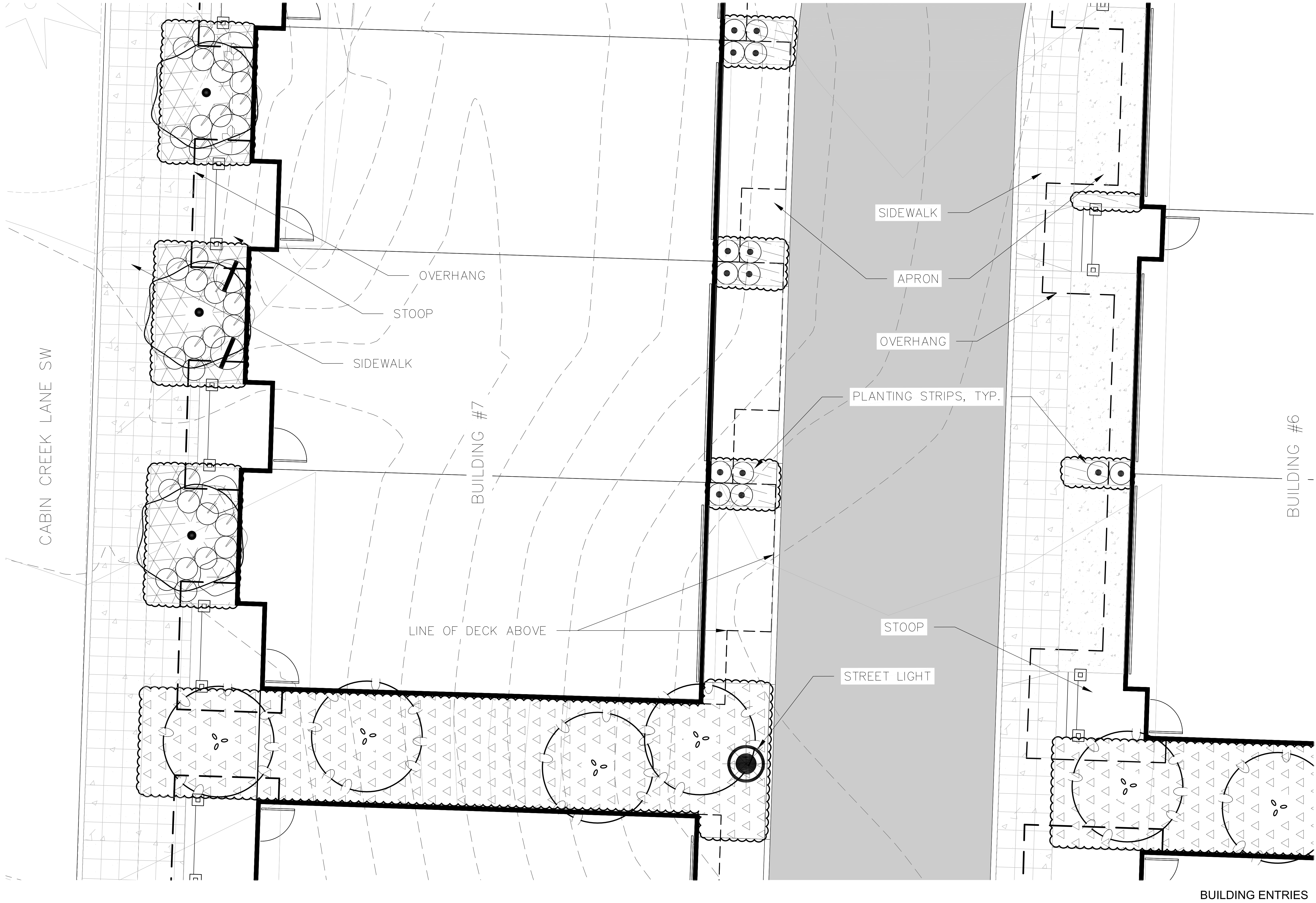
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MINOR  
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APPLICATION  
2-12-16

REVISIONS:  
FEBRUARY 12, 2016  
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MINOR AMENDMENT  
APPLICATION

LANDSCAPE LIGHTING

L201

Drawing Name: F:\CAD\Kelkari TownhomesL\_Plan.dwg



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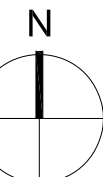
LANDSCAPE  
CONSULTANT

2329 E MADISON ST  
SEATTLE WA 98112

206-322-1732  
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SCALE: 1/4"=1'-0"

0' 2' 4' 8' 16'



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PROJECT NUMBER: 15-0357  
PROJECT MANAGER: JG  
DRAWN BY: KR  
PLOT DATE: Feb 12, 2016 - 4:02pm

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APPLICATION

BUILDING ENTRY  
ENLARGEMENT

L202



CHUNKY WOOD TRELLIS



CLIMBING BOULDER WALL



CLIMBING BOULDERS (nothing larger than this)



LANDFORMS BENCH



LANDFORMS PICNIC TABLE



BIKE RACK



COLORLED CONCRETE OR PAVER GAME PATTERNS



LANDSCAPE STRUCTURES NATURAL PLAY STRUCTURES



ENTRY MONUMENTS

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PROJECT MANAGER: JG  
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PLOT DATE: Feb 12, 2016 - 12:42pm

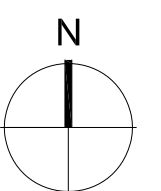
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MINOR  
AMENDMENT  
APPLICATION  
2-12-16

REVISIONS:  
FEBRUARY 12, 2016  
SDP/ MSP/ BSP  
MINOR AMENDMENT  
APPLICATION

SITE FURNISHING

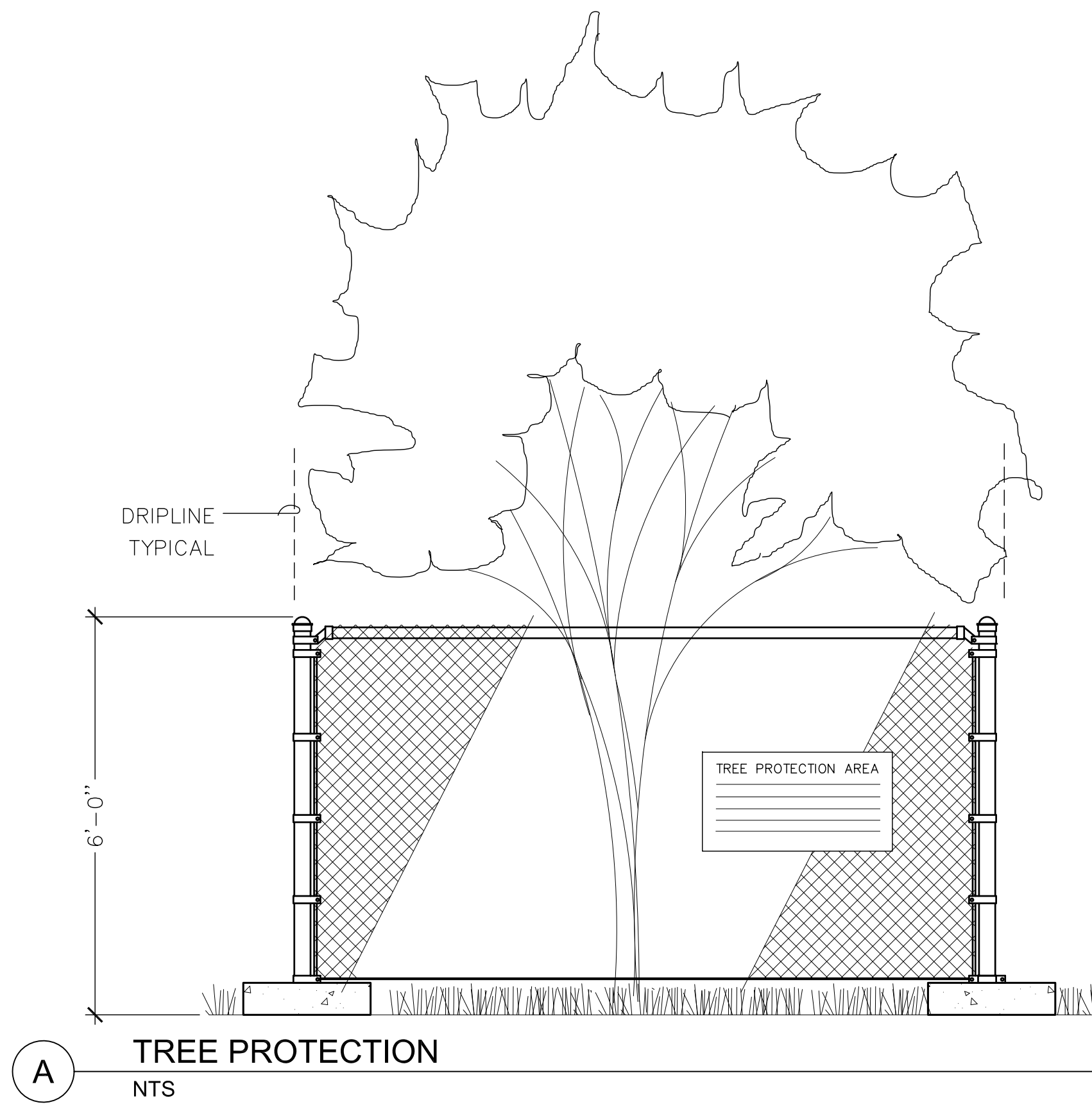
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CONSULTANT  
2929 E MADISON ST  
SEATTLE WA 98112  
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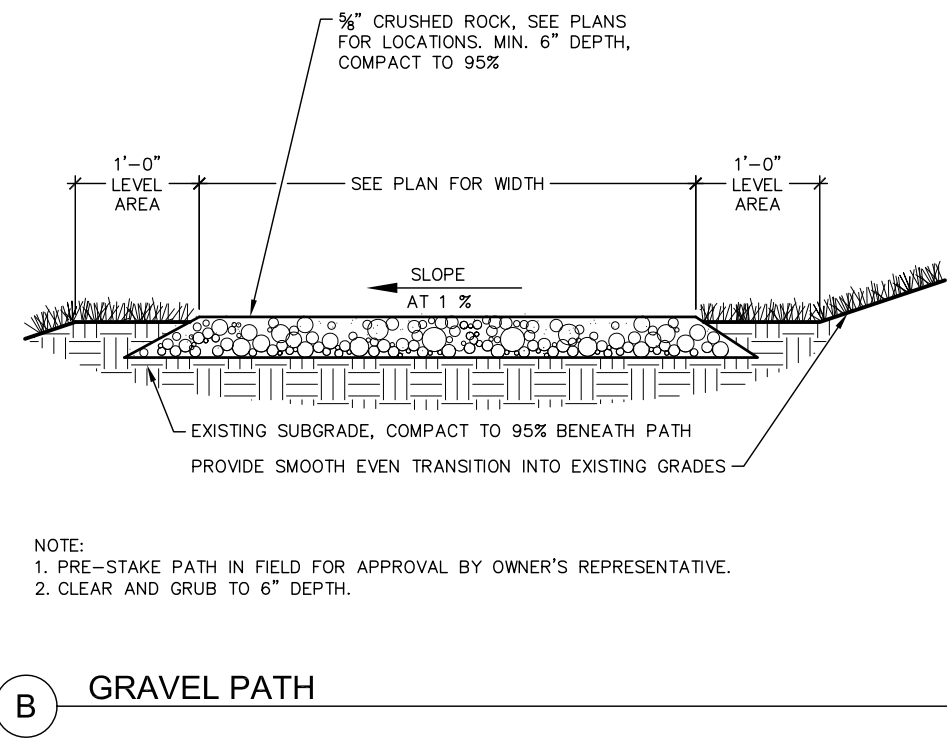


L300

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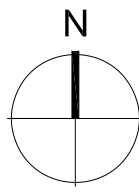
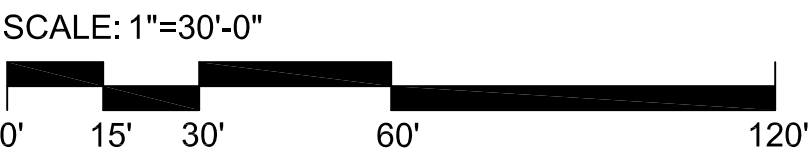


- NOTES:**
1. A 6-FEET HIGH TEMPORARY CHAIN LINK FENCE MUST BE PLACED AT THE DRIPLINE OF TREES FOUR BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF DEMO & EARTHWORK. NOTIFY THE CLEARING AND GRADING INSPECTOR TO GET BOTH THE INSPECTION AND WRITTEN APPROVAL OF FLAGGED TREES AND TEMPORARY PROTECTION FENCING AROUND TREES TO BE SAVED PER THE APPROVED CLEARING AND GRADING PLAN.
  2. SIGNAGE NOTING THAT TREES WITHIN THE FENCING ARE TO BE SAVED, AND THAT NO MATERIAL STORAGE IS ALLOWED WITHIN THE FENCING SHALL BE PLACED ON THE FENCE IN A CONSPICUOUS LOCATION.
  3. NO STOCKPILING OF MATERIAL AND NO VEHICULAR TRAFFIC ARE ALLOWED WITHIN THE LIMITS OF THE TEMPORARY FENCING. ONLY LIMITED INTRUSION INTO TREE DRIPZONES WILL BE ALLOWED AS SHOWN ON THE APPROVED PLANS. FILLING, EXCAVATING, AND CLEARING MUST BE ACCOMPLISHED BY HAND METHODS ONLY.
  4. ROOTS OF TREES TO BE SAVED WHICH ARE DAMAGED DURING CONSTRUCTION WILL BE TREATED IN THE FOLLOWING WAY:  
FOR DAMAGED ROOTS OVER 1" IN DIAMETER, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION OF THE ROOT. ALL EXPOSED ROOTS WILL BE TEMPORARILY COVERED WITH DAMP BURLAP OR WOOD SHAVING TO PREVENT DRYING AND COVERED WITH EARTH AS SOON AS POSSIBLE.
  5. SEE PLAN FOR LOCATION OF EXISTING TREES TO RECEIVE TEMPORARY FENCING.



WEISMAN**DESIGN**GROUP

LANDSCAPE CONSULTANT  
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**KELKARI TOWNHOMES**  
SUNRISE PL. S.W.  
ISSAQUAH, WASHINGTON

**IS PROPERTY INVESTMENTS LLC**

PROJECT NUMBER: 15-0357  
PROJECT MANAGER: JG  
DRAWN BY: KR  
PLOT DATE: Feb 12, 2016 - 11:44am

**SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION 2-12-16**

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FEBRUARY 12, 2016  
SDP/ MSP/ BSP MINOR AMENDMENT APPLICATION

LANDSCAPE DETAILS

L400

Drawing Name: P:201515-0357 Kelkari Apartments03 Drawings02 SD/001 6.02.02- A02 - Site Plan.dwg



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# KELKARI TOWNHOMES

## SUNRISE PL. S.W.

### ISSAQUAH, WASHINGTON

IS PROPERTY  
INVESTMENTS LLC

PROJECT NUMBER: 15-0357  
PROJECT MANAGER: JG  
DRAWN BY: BD  
PLOT DATE: Feb 12, 2016 - 11:01am

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MINOR  
AMENDMENT  
APPLICATION  
2-12-16

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SDP/ MSP/ BSP  
MINOR  
AMENDMENT  
APPLICATION

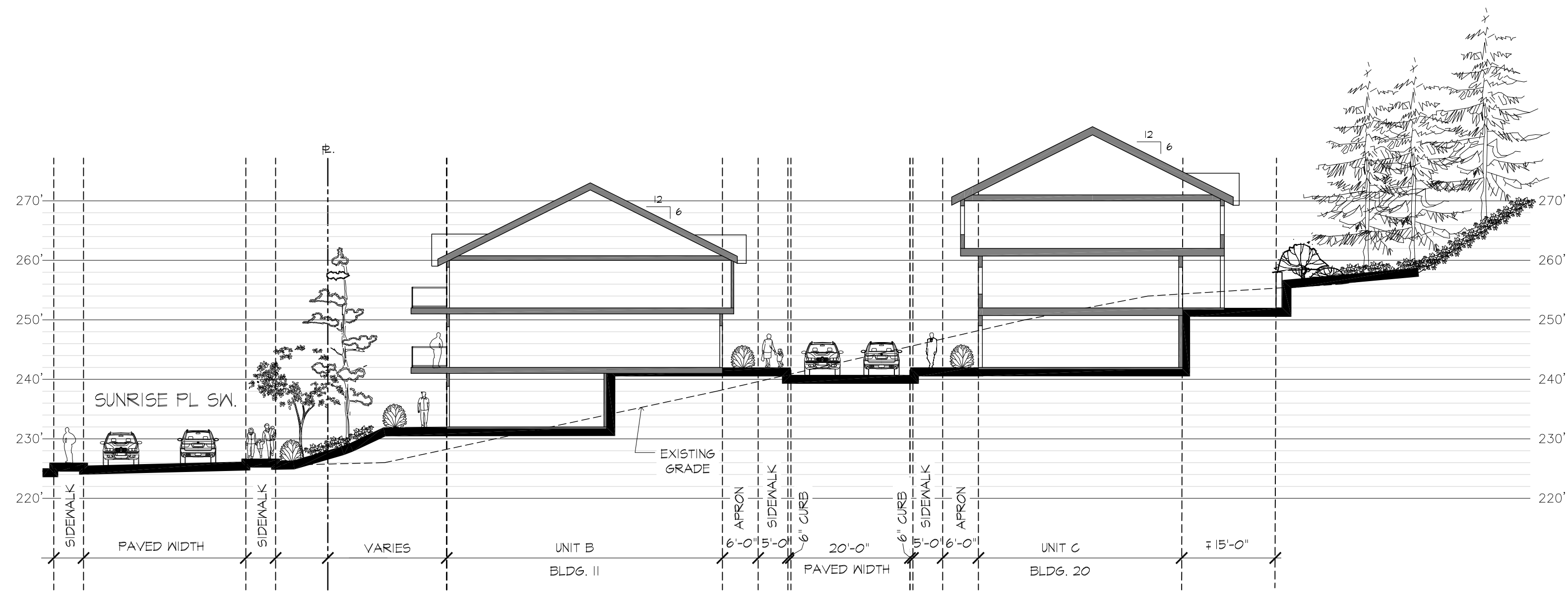
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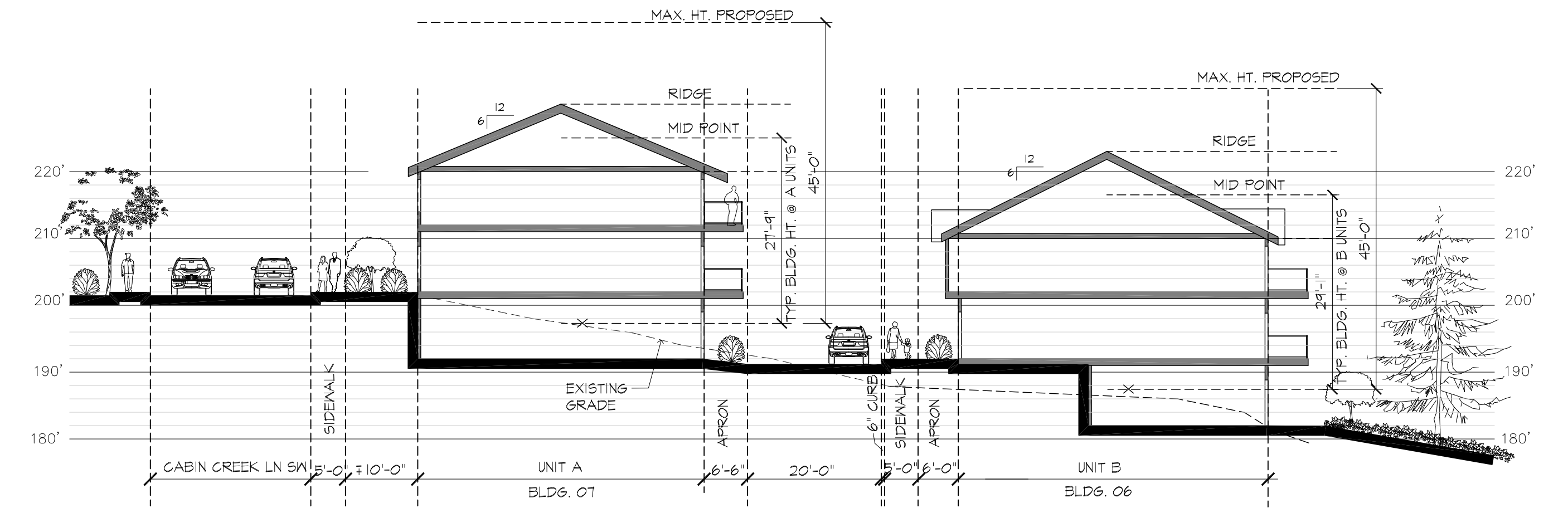
SITE PLAN  
PHASE II & III

A02

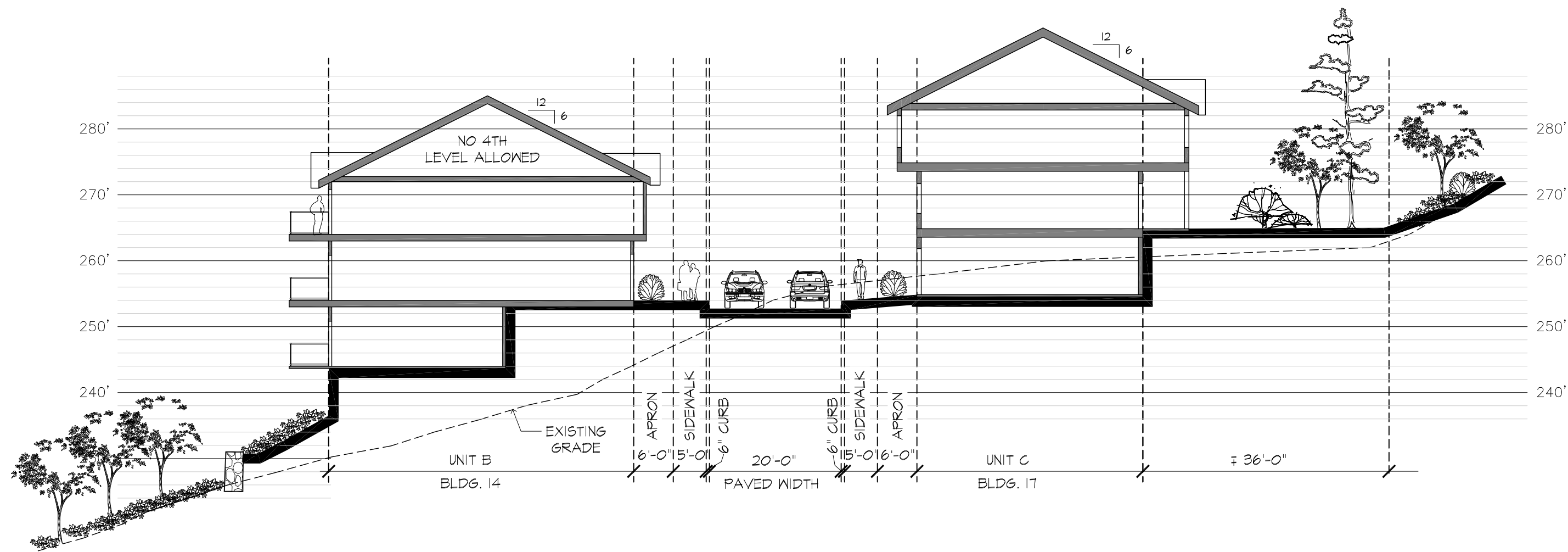
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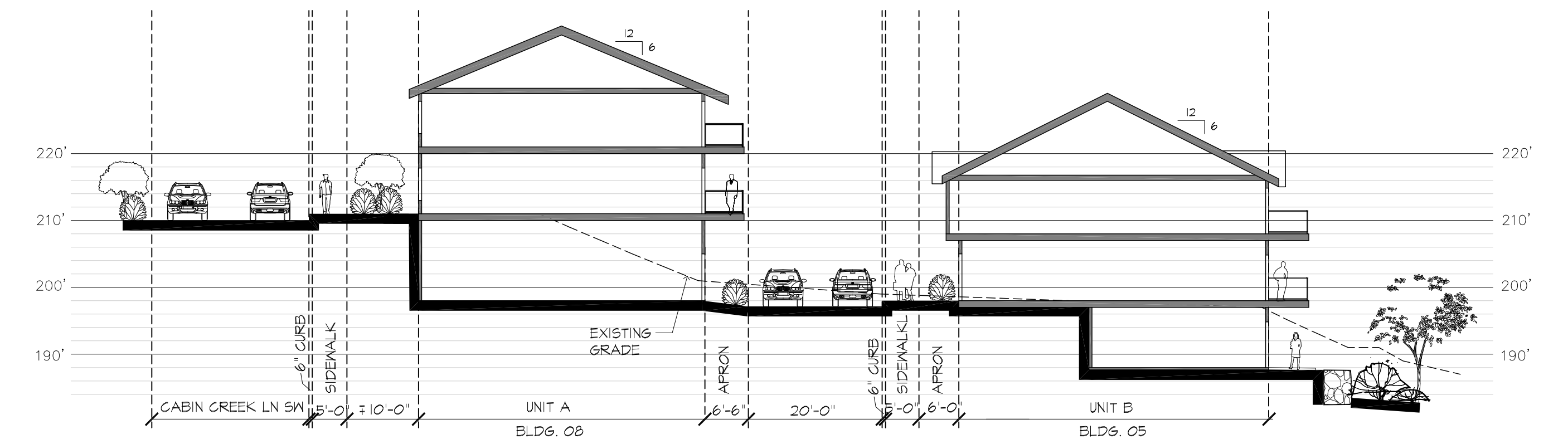
17 SITE SECTION D



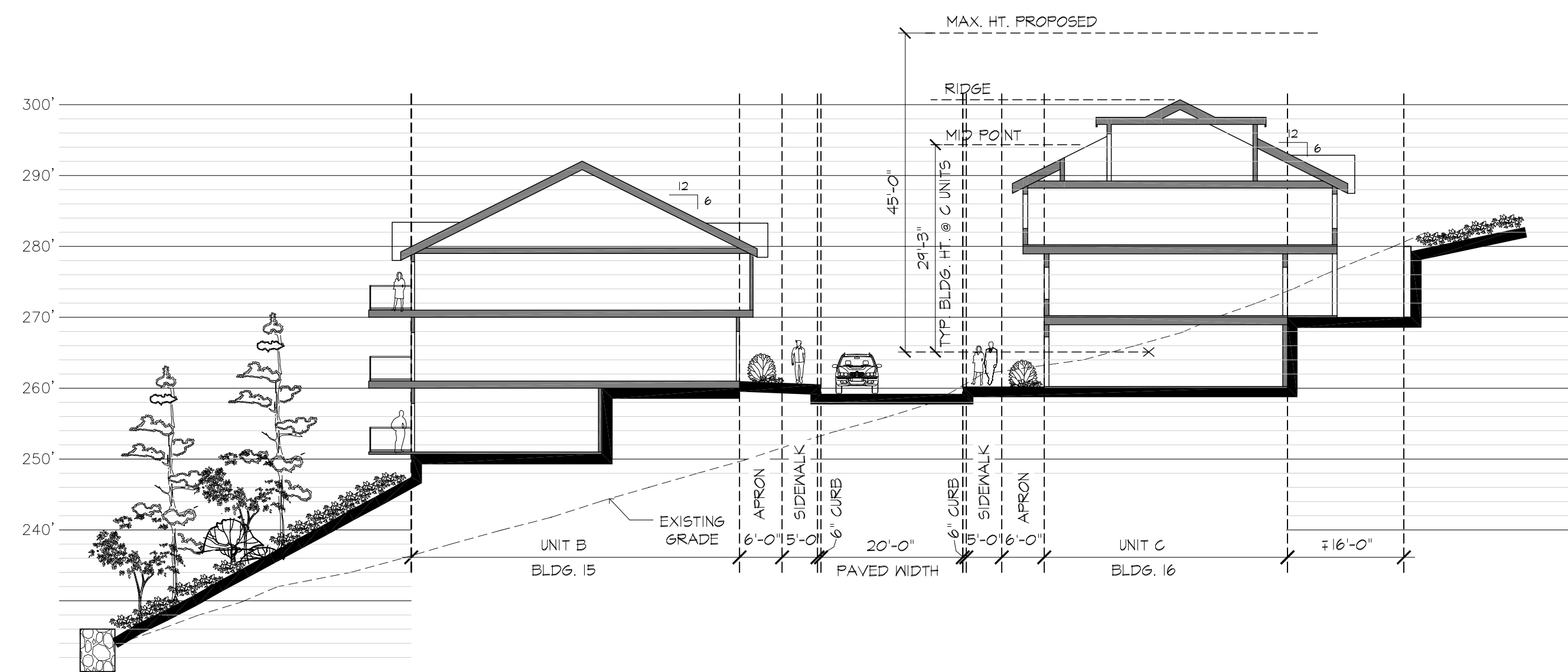
5 SITE SECTION A



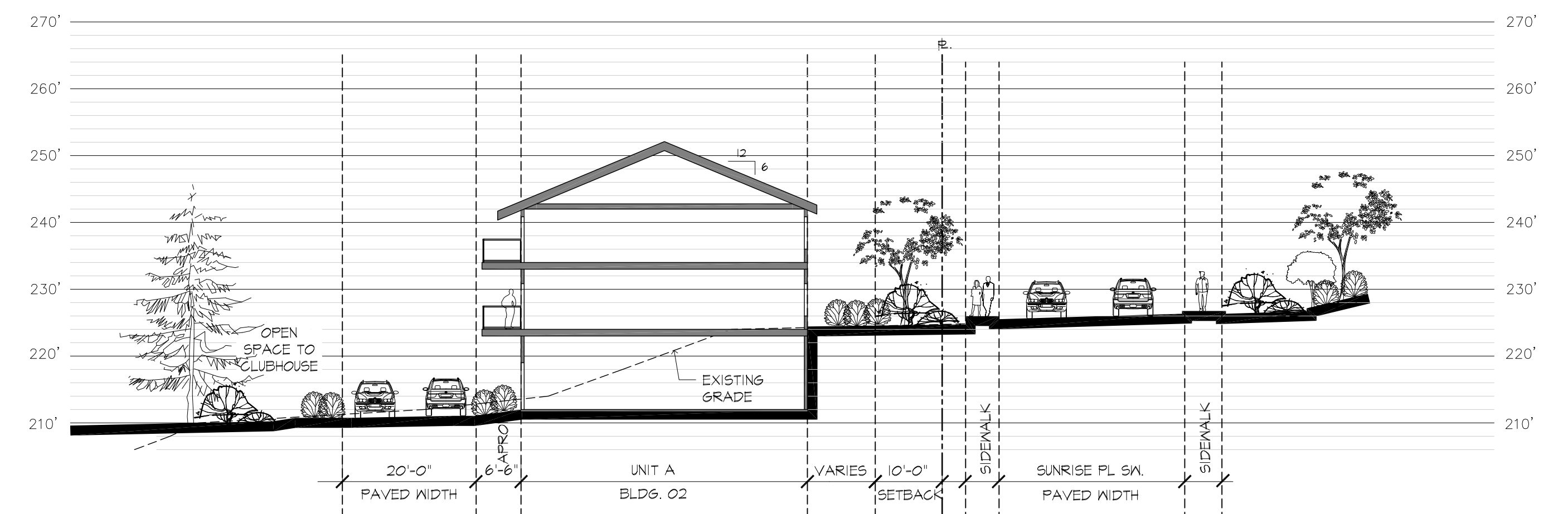
18 SITE SECTION E



6 SITE SECTION B



20 SITE SECTION F



8 SITE SECTION C

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IS PROPERTY  
INVESTMENTS LLC

PROJECT NUMBER: 15-0357  
PROJECT MANAGER: JG  
DRAWN BY: BD  
PLOT DATE: Feb 12, 2016 - 11:23am

SDP/ MSP/ BSP  
MINOR  
AMENDMENT  
APPLICATION  
2-12-16

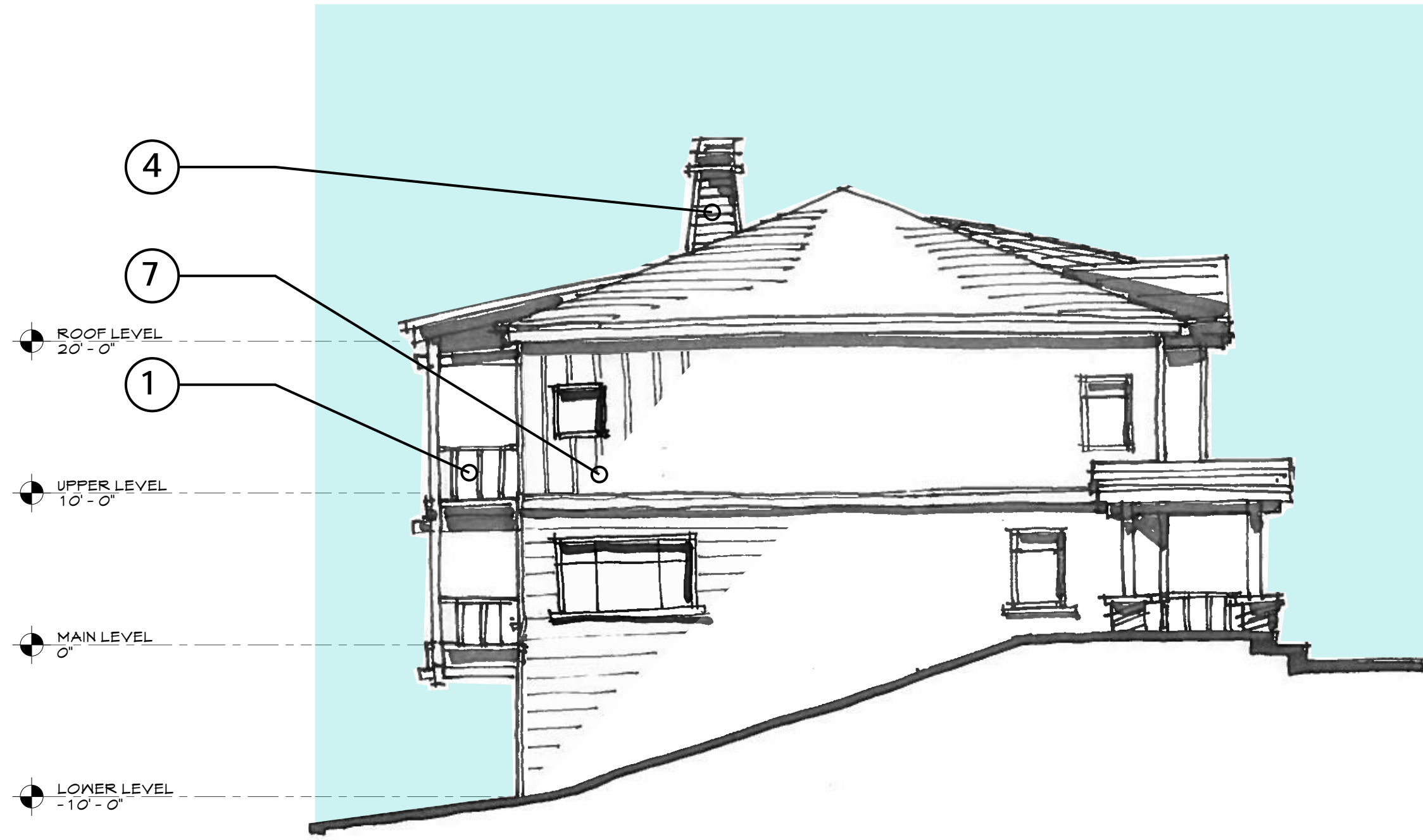
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MINOR  
AMENDMENT  
APPLICATION

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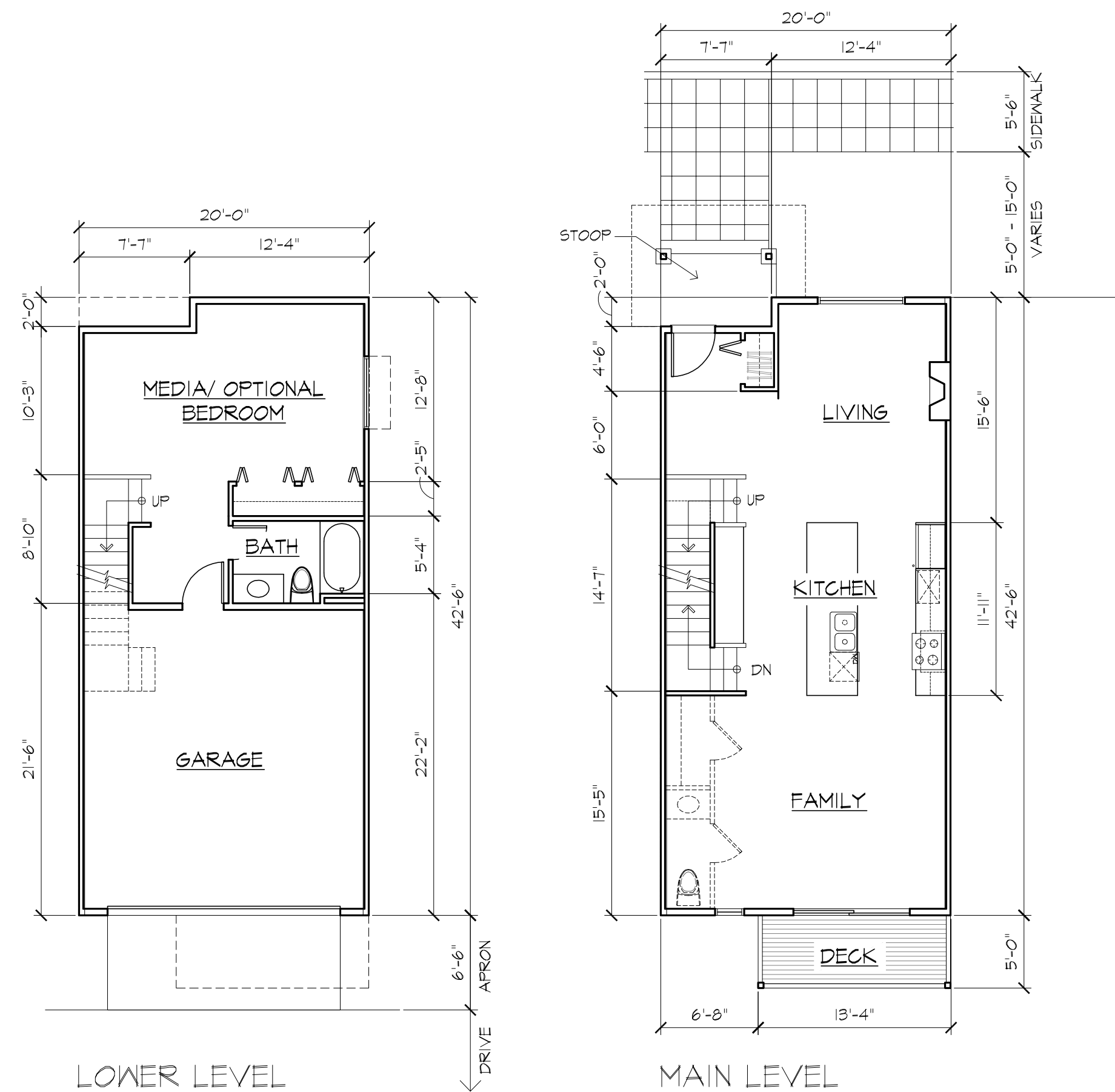
10801 Main Street, #110 | Bellevue, WA 98004  
1904 Third Avenue, #330 | Seattle, WA 98101  
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SITE SECTIONS  
PHASE II & III

A03



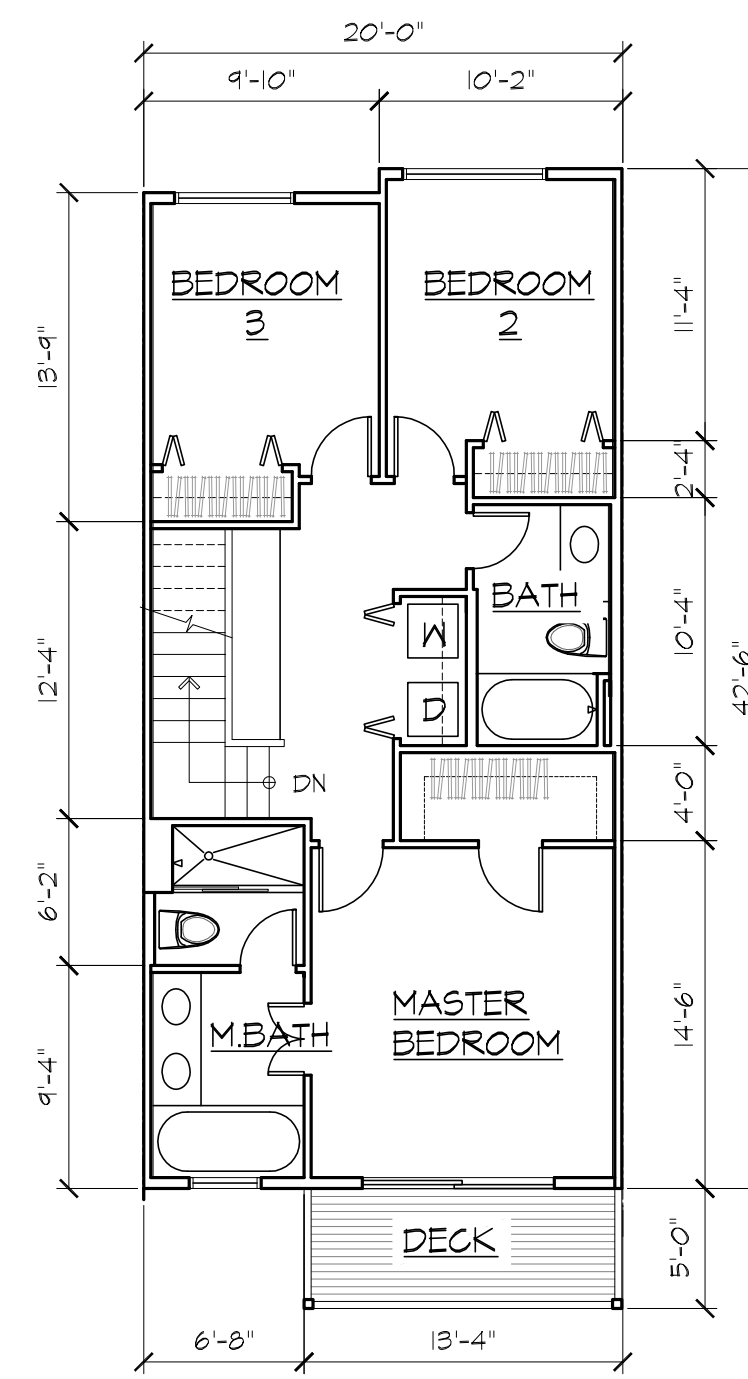
18 EXTERIOR ELEVATION - SIDE



LOWER LEVEL

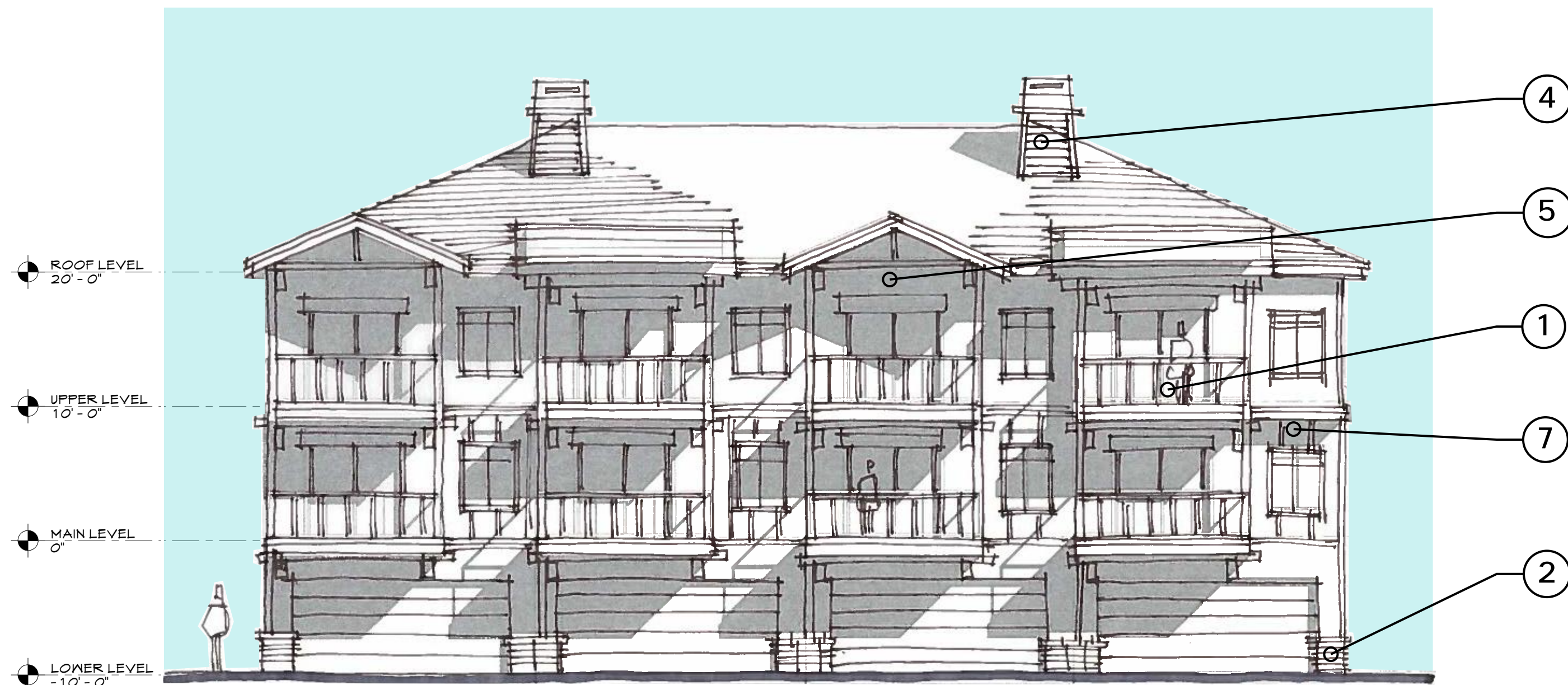
MAIN LEVEL

10 UNIT PLAN TYPE 'A'

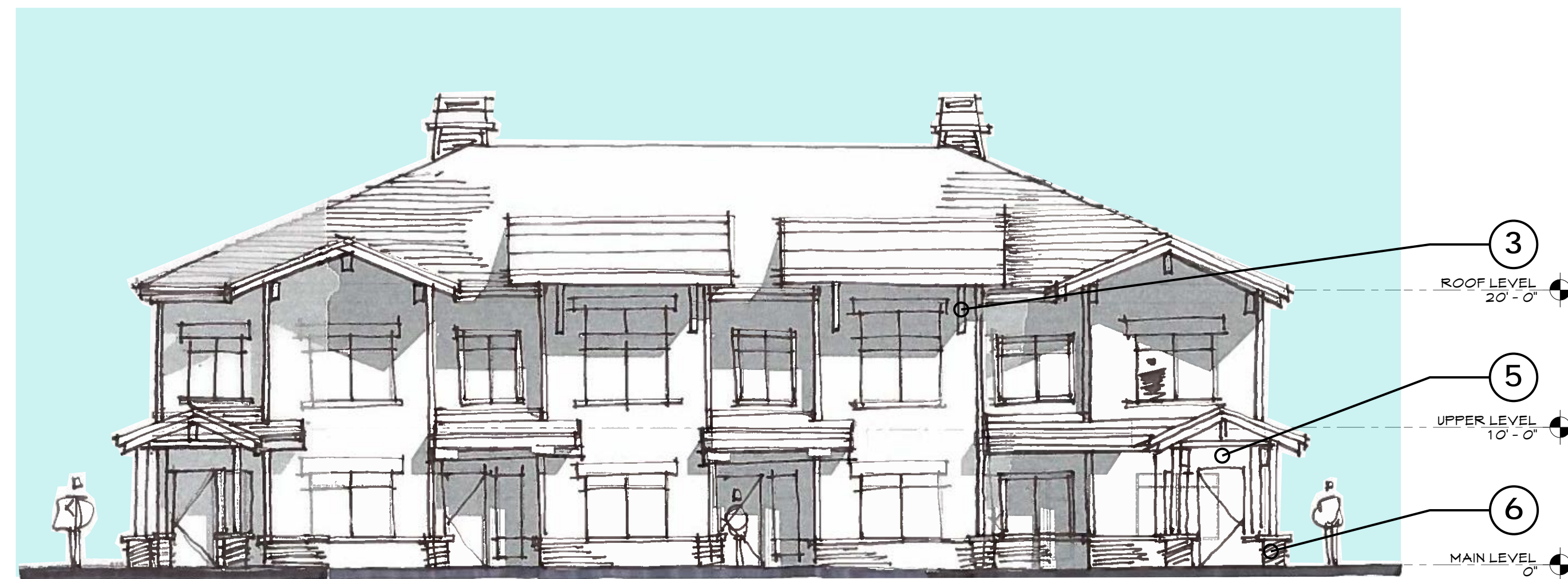


UPPER LEVEL

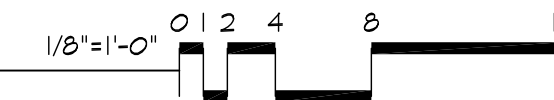
UNIT MATRIX	
LOWER LEVEL	374 SF
MAIN LEVEL	831 SF
UPPER LEVEL	840 SF
TOTAL:	2,045 SF



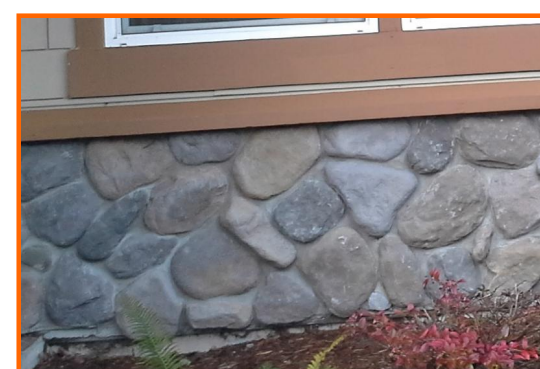
20 EXTERIOR ELEVATION - REAR



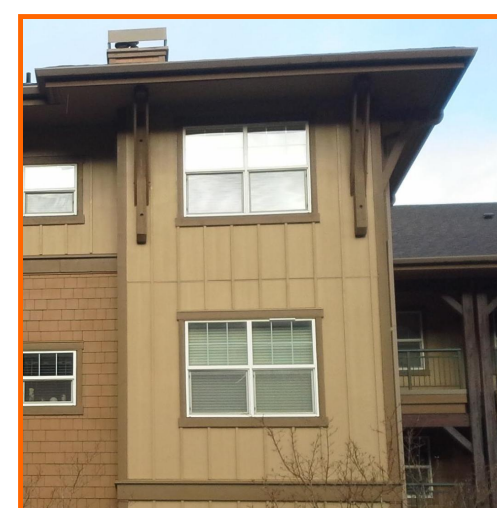
12 EXTERIOR ELEVATION - FRONT



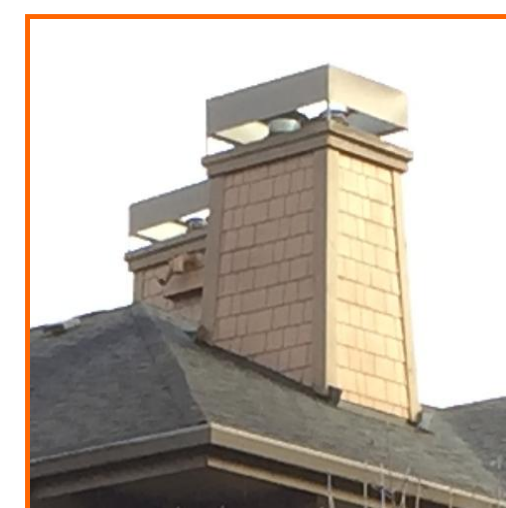
1 - BALCONY



2 - WATER TABLE



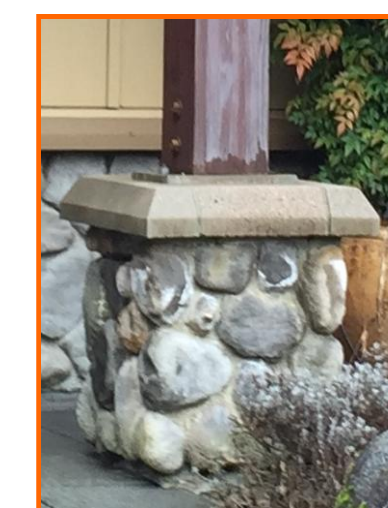
3 - EXTERIOR BRACKET



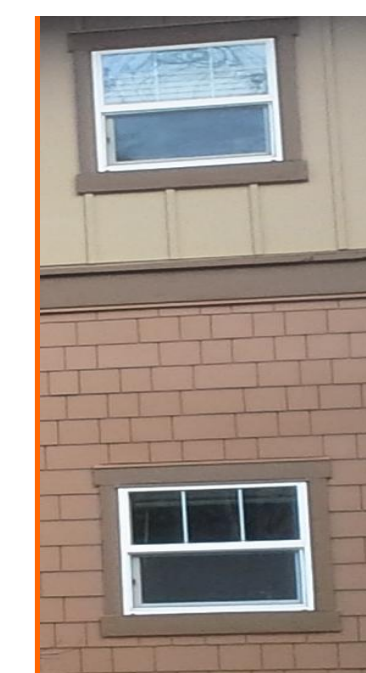
4 - CHIMNEY



5 - GABLE ROOF



6 - COLUMN BASE



7 - TRIM AND TRANSITION OF MATERIALS

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# KELKARI TOWNHOMES

SUNRISE PL. S.W.  
ISSAQUAH, WASHINGTON

IS PROPERTY  
INVESTMENTS LLC

PROJECT NUMBER: 15-0357  
PROJECT MANAGER: JG  
DRAWN BY: BD  
PLOT DATE: Feb 12, 2016 - 10:52am

SDP/ MSP/ BSP  
MINOR  
AMENDMENT  
APPLICATION  
2-12-16

REVISIONS:  
FEBRUARY 12, 2016  
SDP/ MSP/ BSP  
MINOR  
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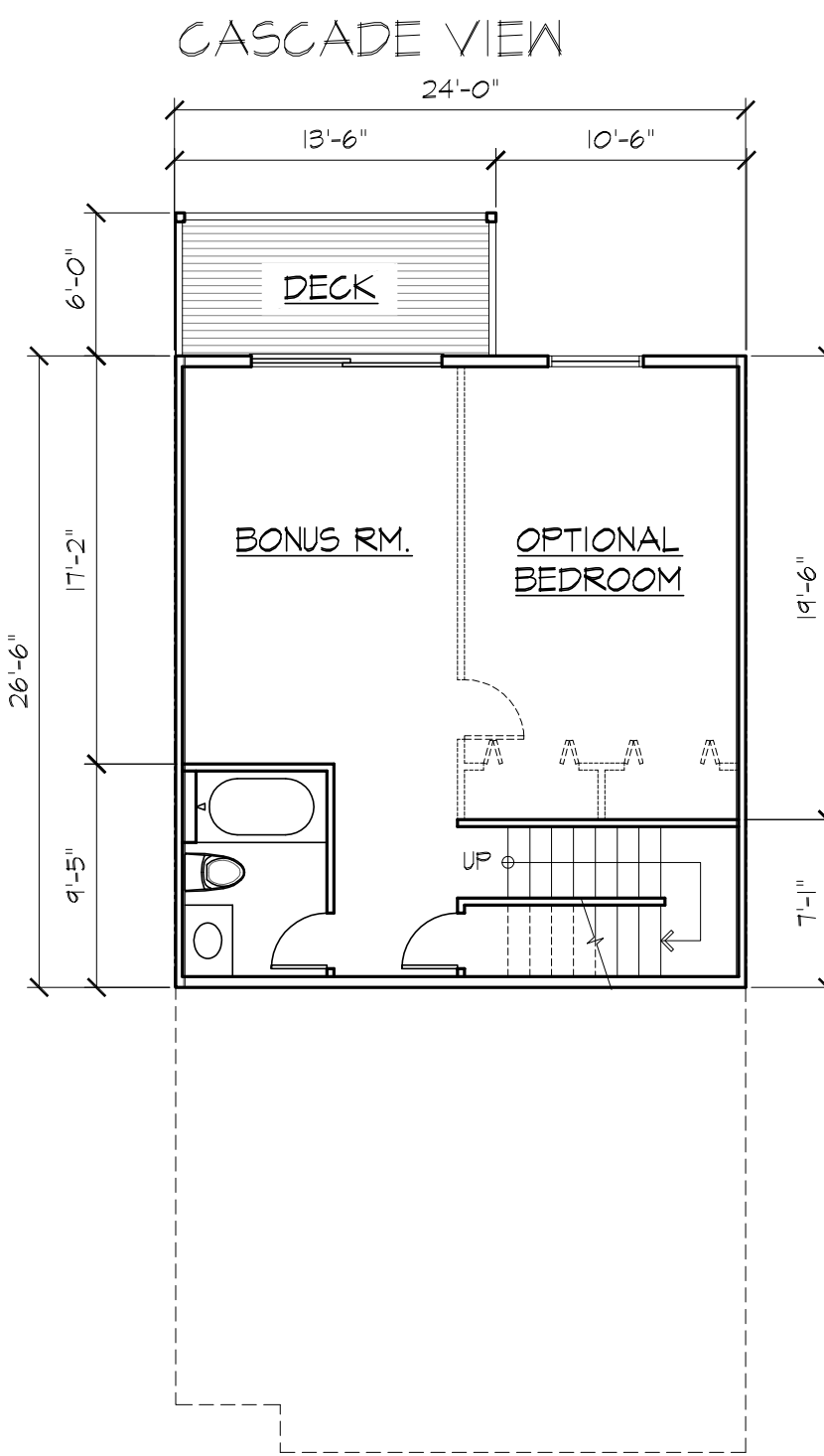
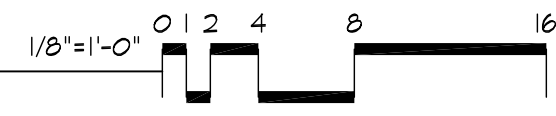
FLOOR PLANS  
UNIT A

A04

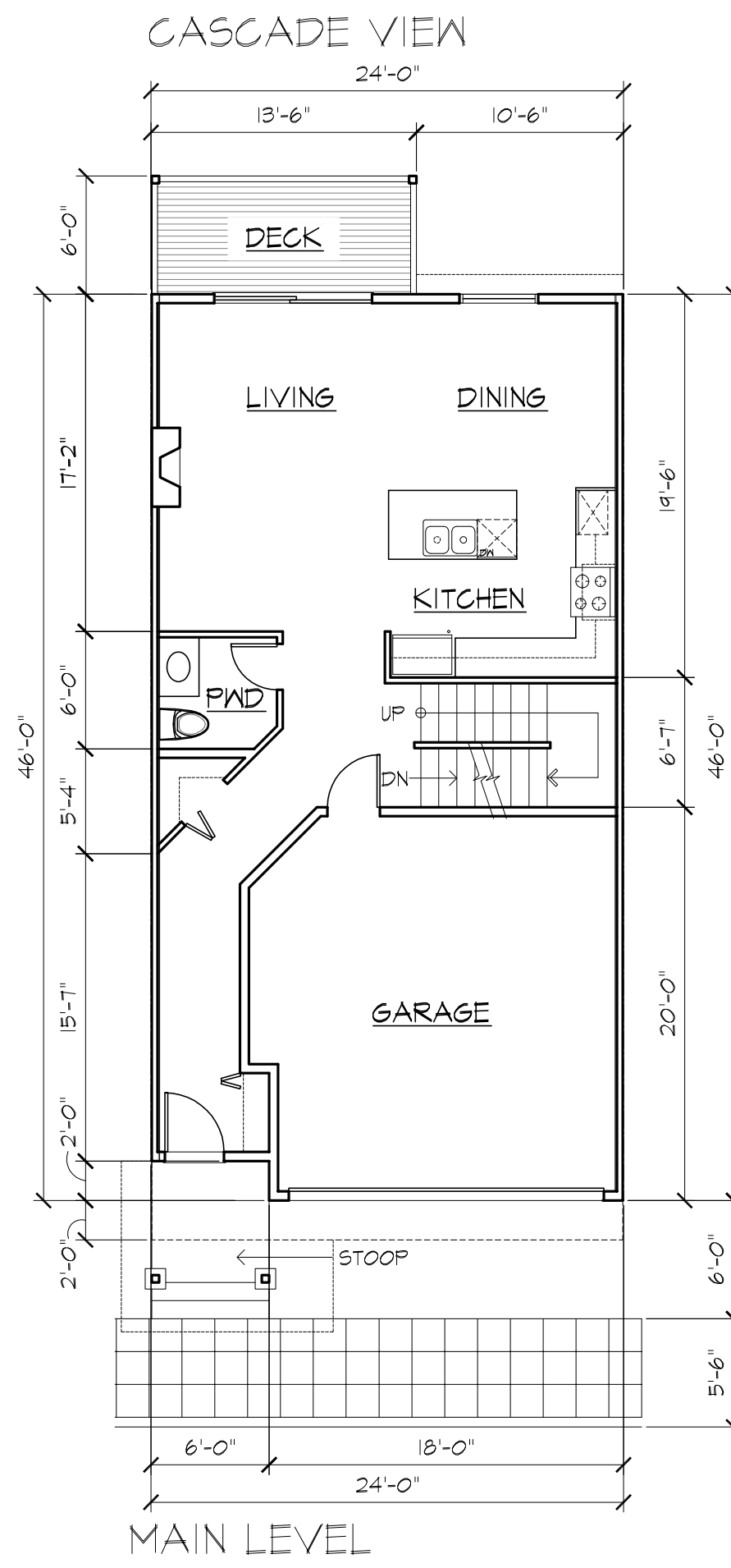
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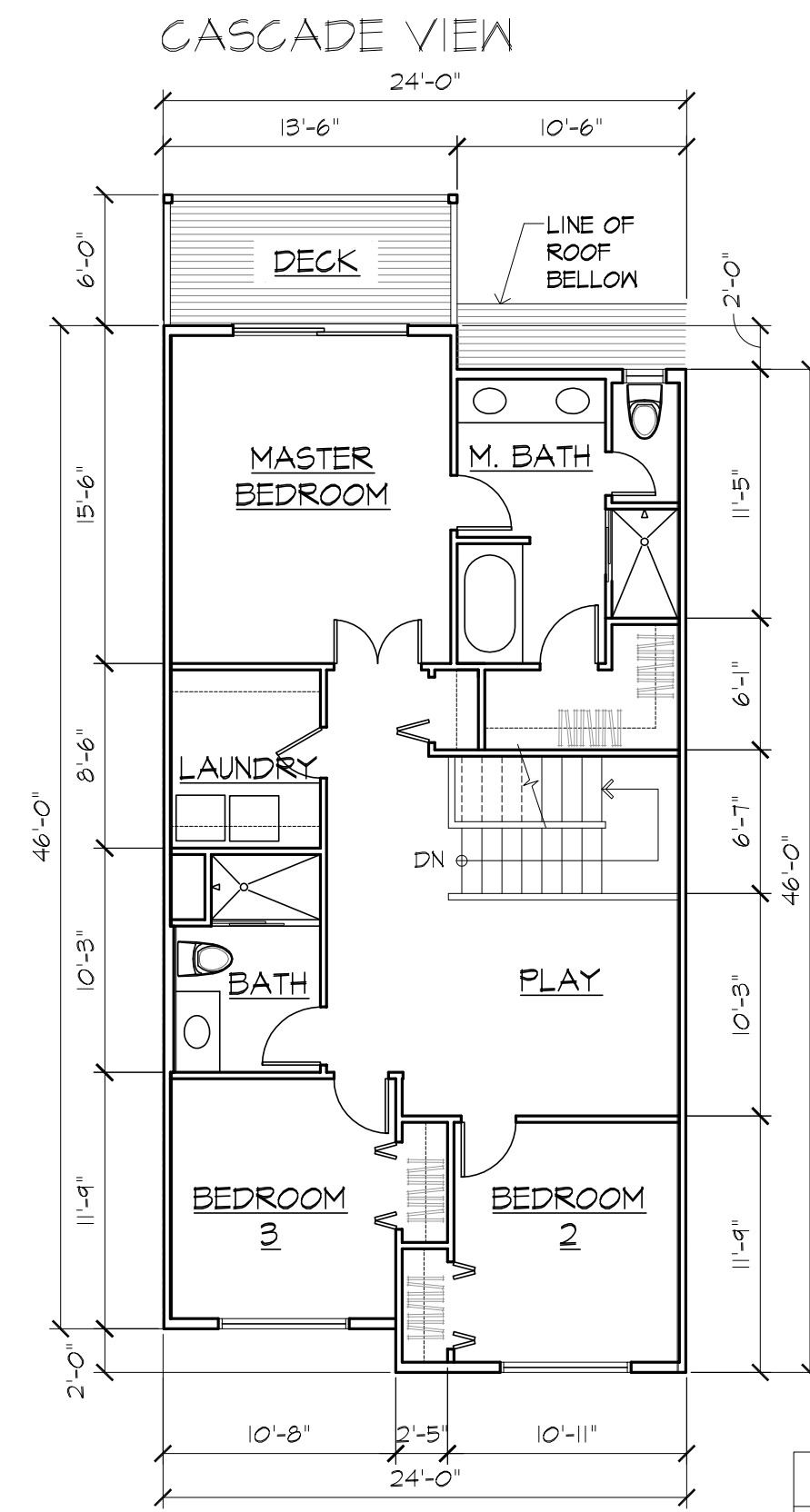
18 EXTERIOR ELEVATION - SIDE



LOWER LEVEL

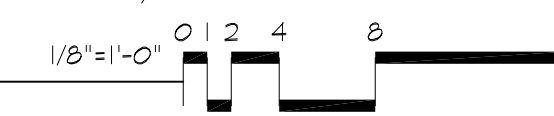


MAIN LEVEL

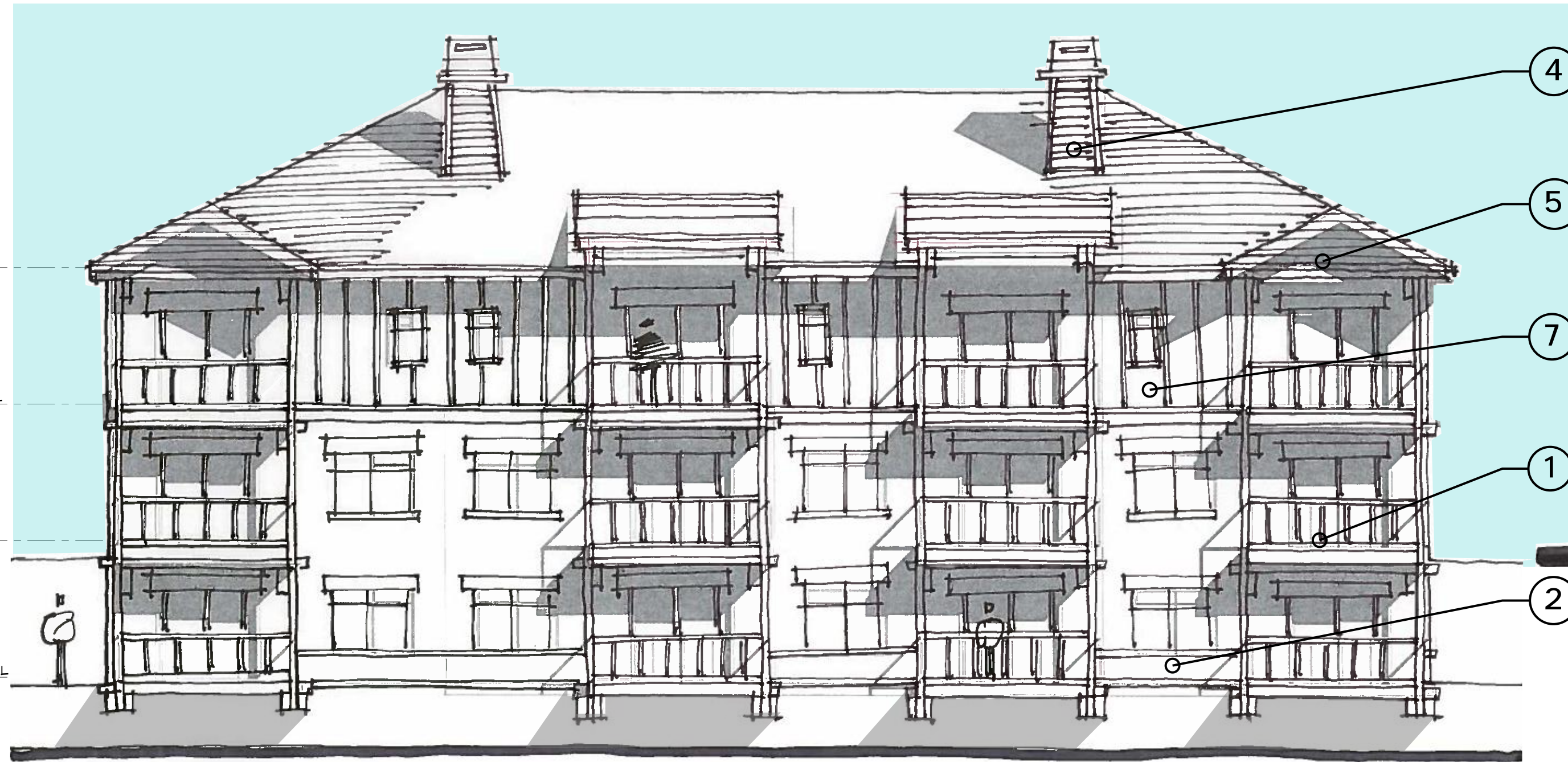


UPPER LEVEL  
(CENTER UNIT)

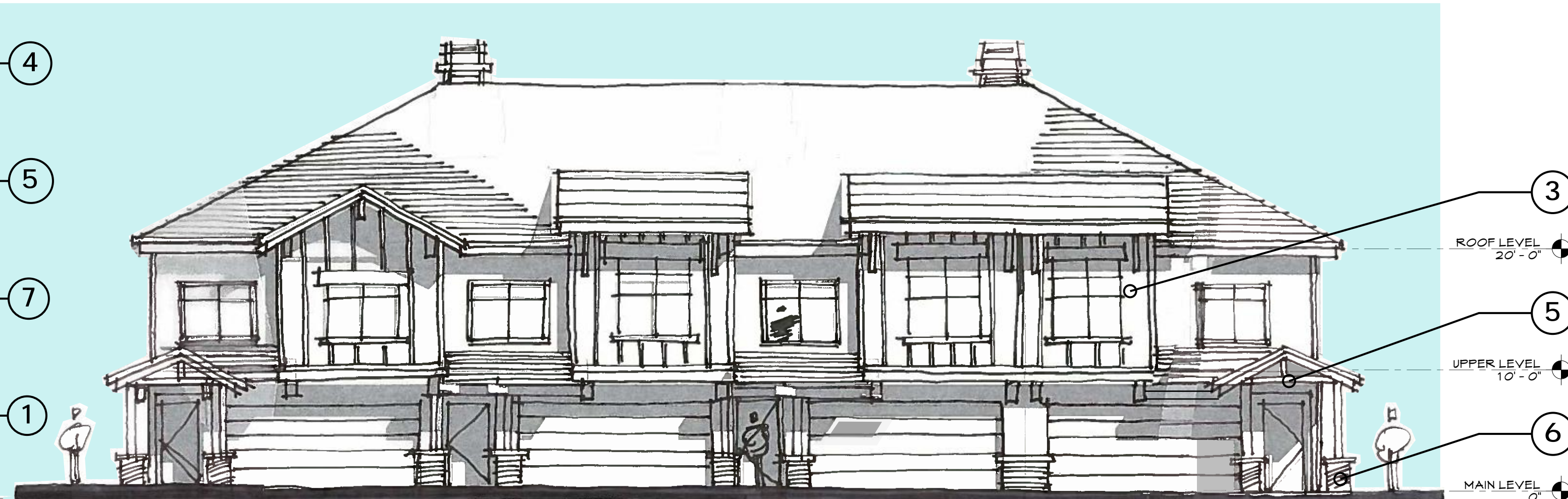
UNIT MATRIX (CENTER UNIT)	
LOWER LEVEL	562 SF
MAIN LEVEL	712 SF
UPPER LEVEL	1,552 SF
TOTAL:	2,426 SF



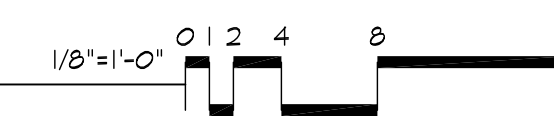
10 UNIT PLAN TYPE 'B'



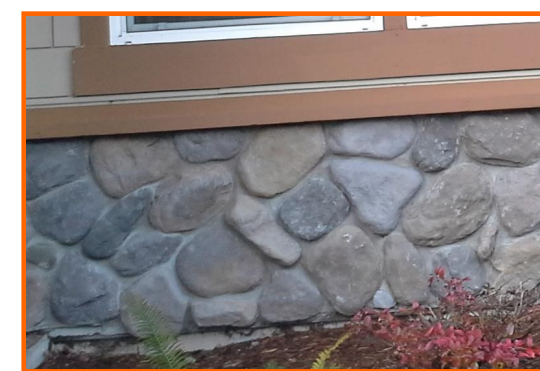
20 EXTERIOR ELEVATION - REAR



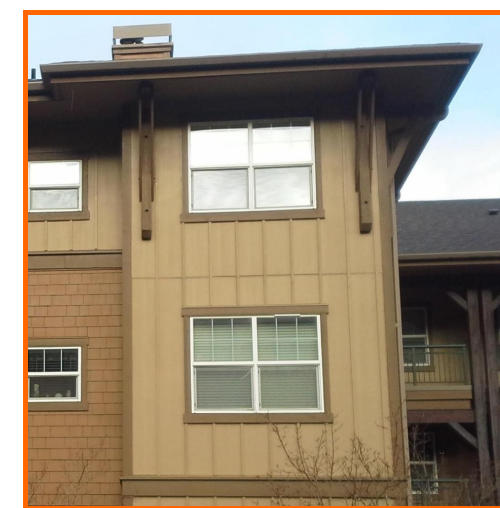
12 EXTERIOR ELEVATION - FRONT



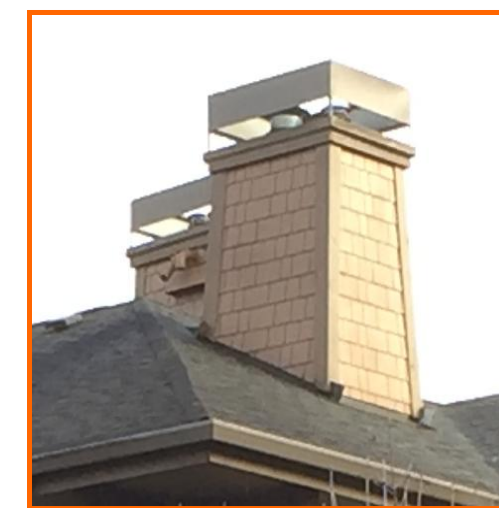
1 - BALCONY



2 - WATER TABLE



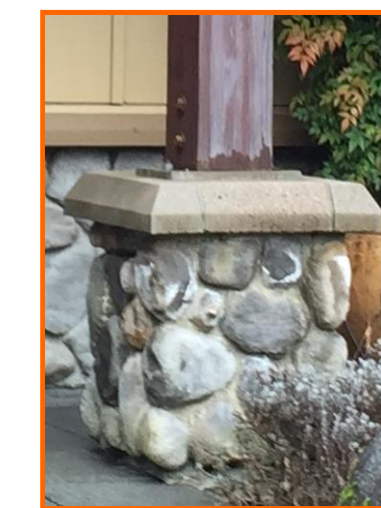
3 - EXTERIOR  
BRACKET



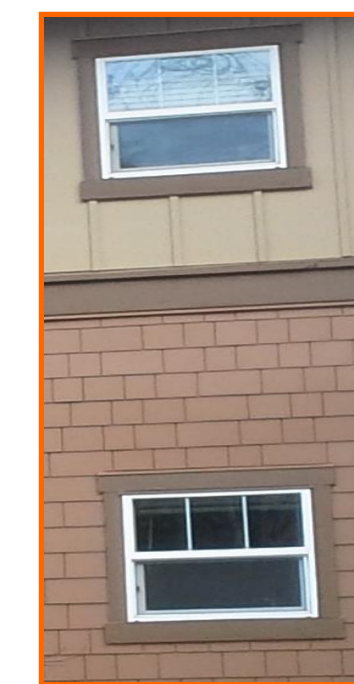
4 - CHIMNEY



5 - GABLE ROOF



6 - COLUMN  
BASE



7 - TRIM AND  
TRANSITION  
OF MATERIALS

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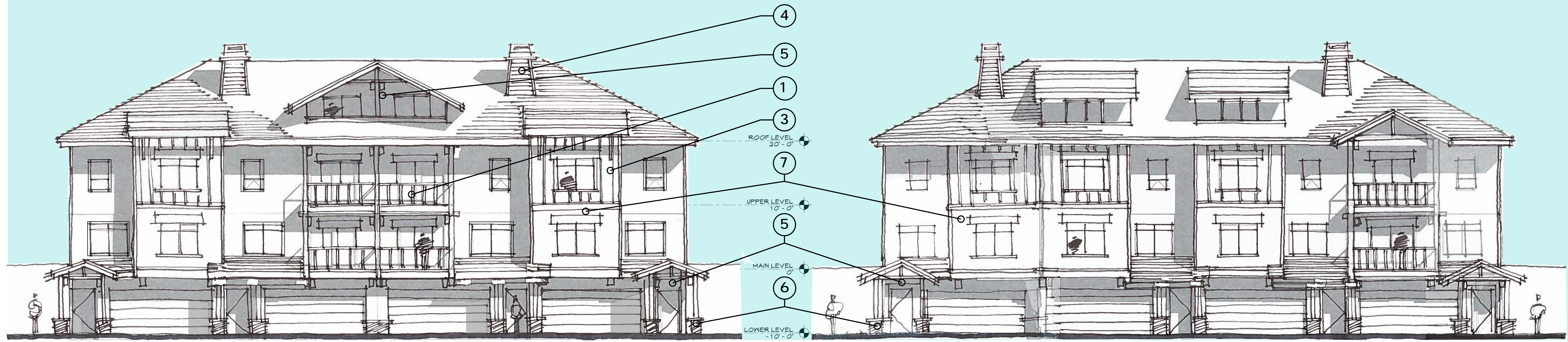
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FLOOR PLANS  
UNIT B

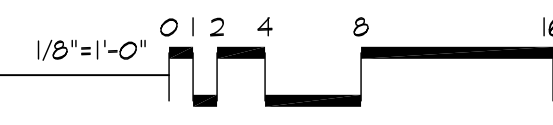
A05

Drawing Name: P:\2015\15-0357 Kelkari Apartments\03 Drawings\02 SD\2016-0202 - Drawing Sheets - for SDPA06 - Exterior Elevations Unit C.dwg



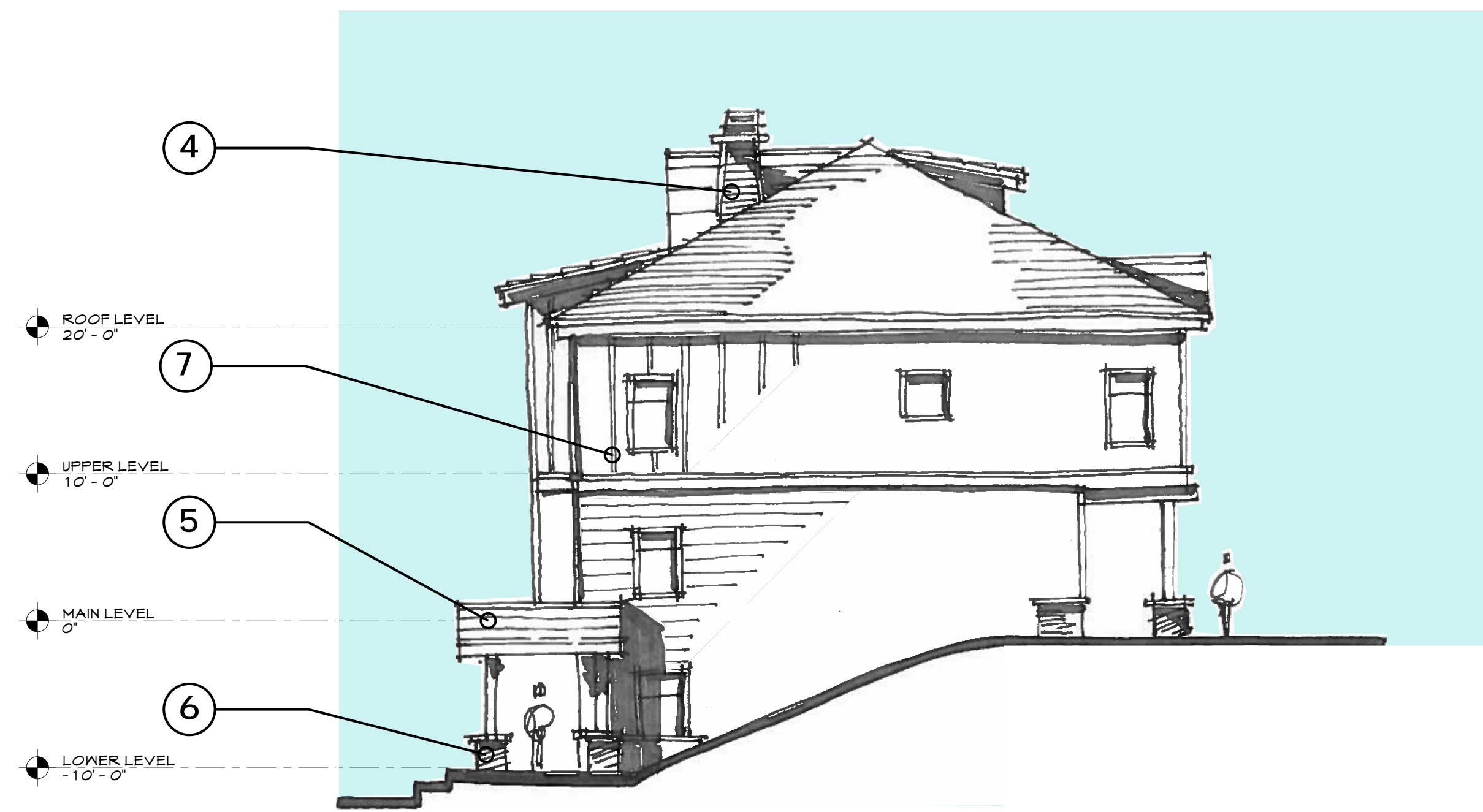
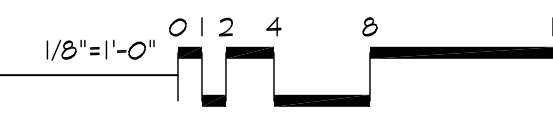
18 EXTERIOR ELEVATION - FRONT

OPTION -2

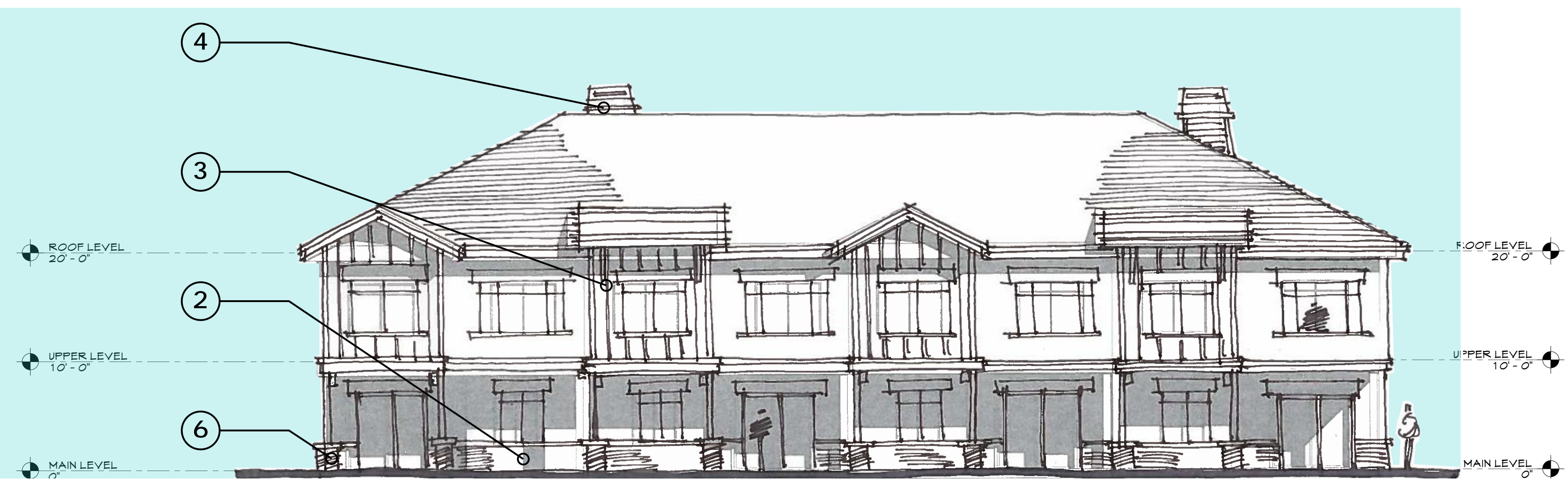
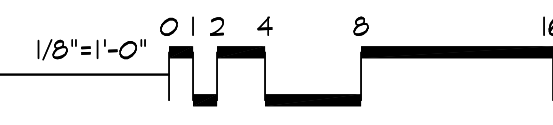


10 EXTERIOR ELEVATION - FRONT

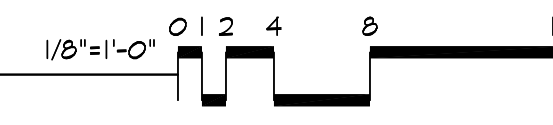
OPTION -1



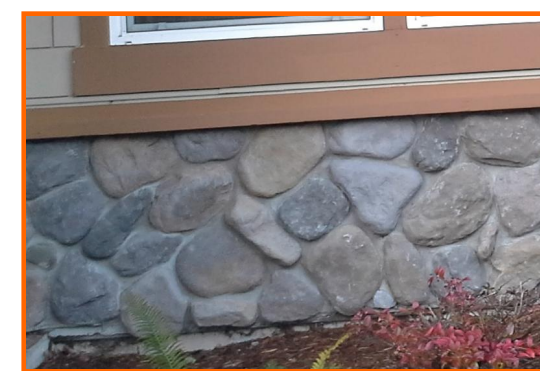
20 EXTERIOR ELEVATION - SIDE



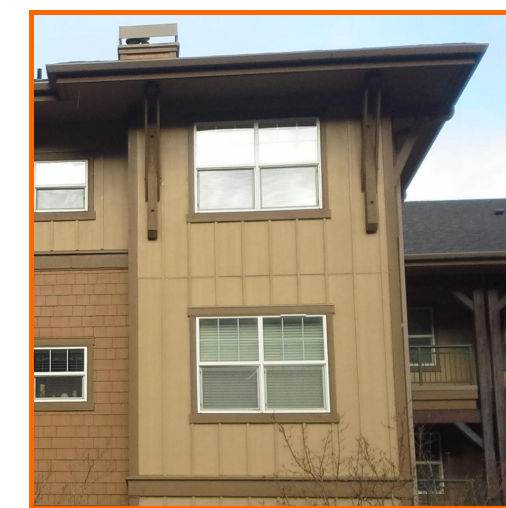
12 EXTERIOR ELEVATION - REAR



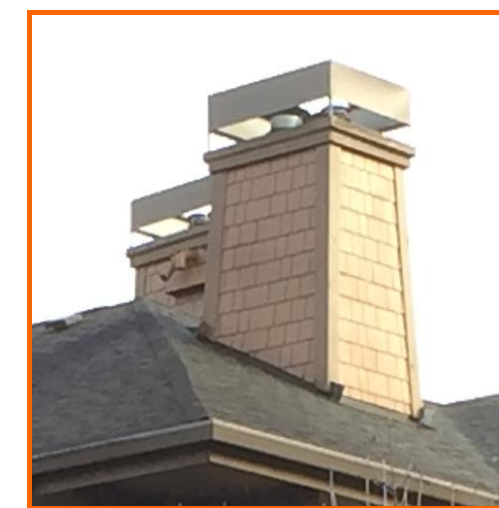
1 - BALCONY



2 - WATER TABLE



3 - EXTERIOR BRACKET



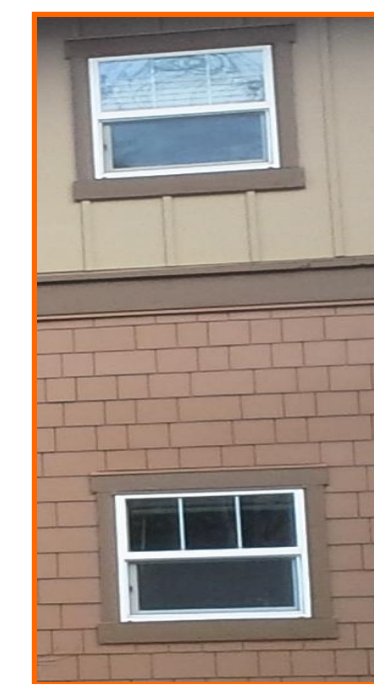
4 - CHIMNEY



5 - GABLE ROOF



6 - COLUMN BASE



7 - TRIM AND TRANSITION OF MATERIALS

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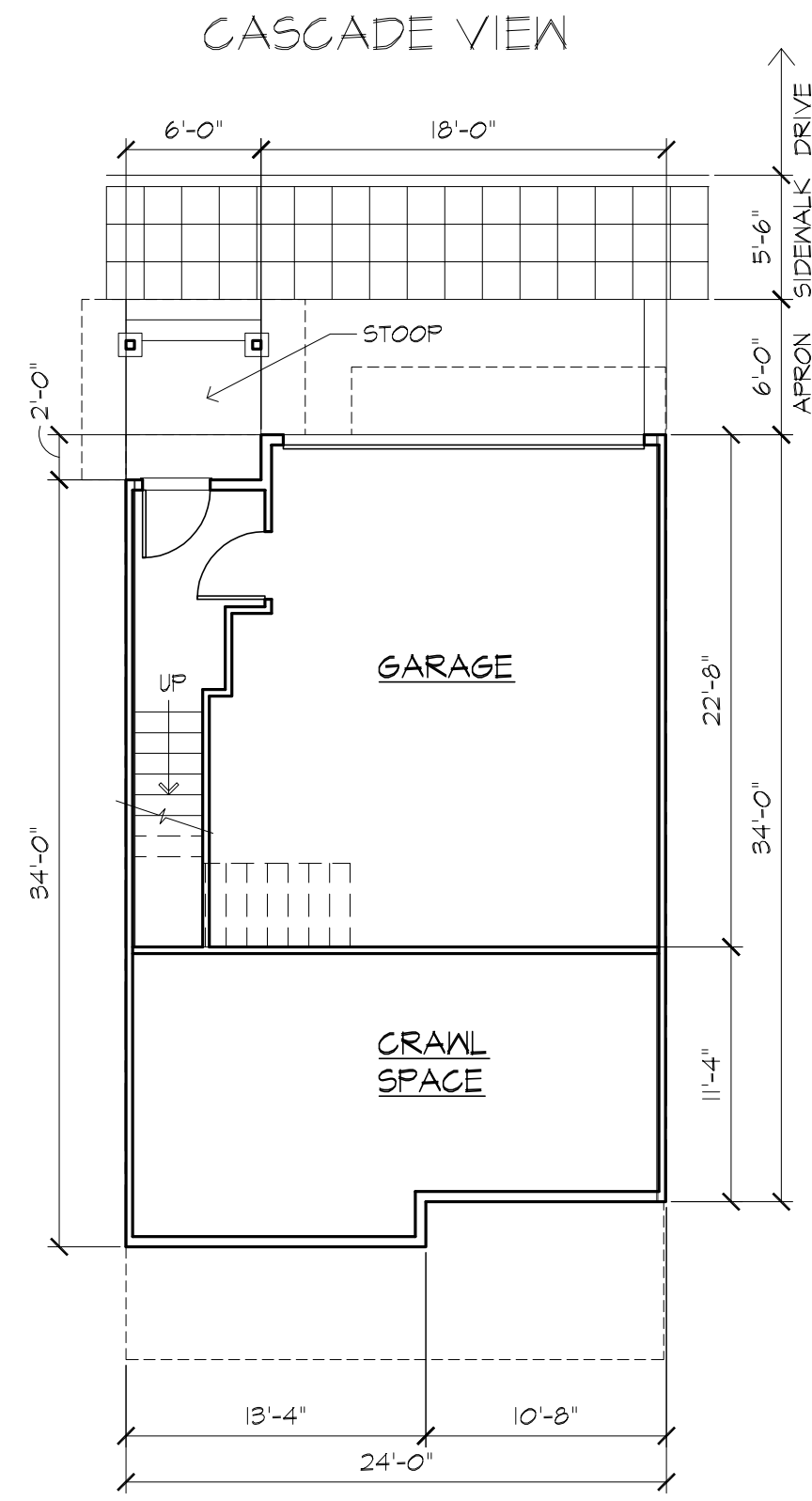
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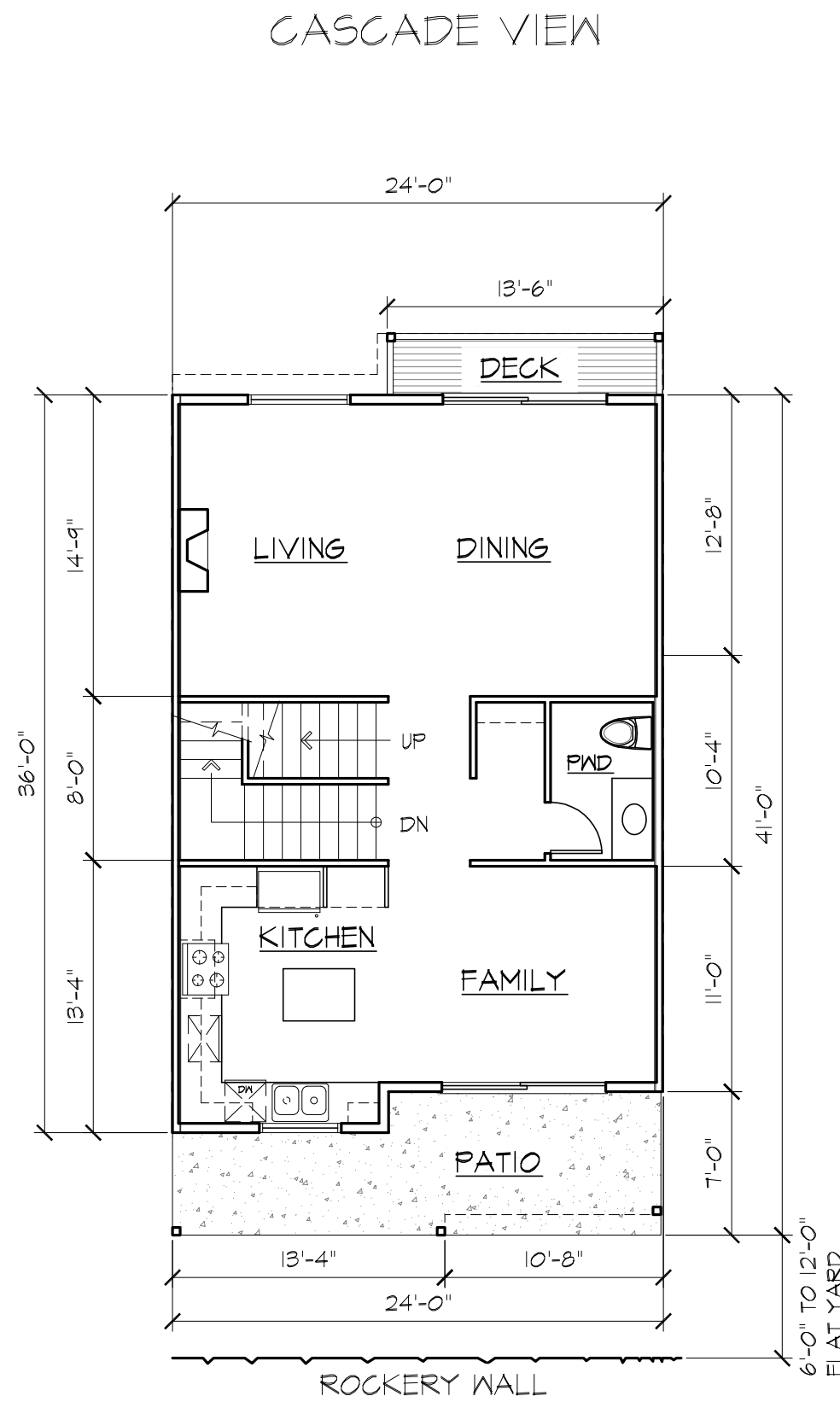
EXTERIOR  
ELEVATIONS  
UNIT C

A06

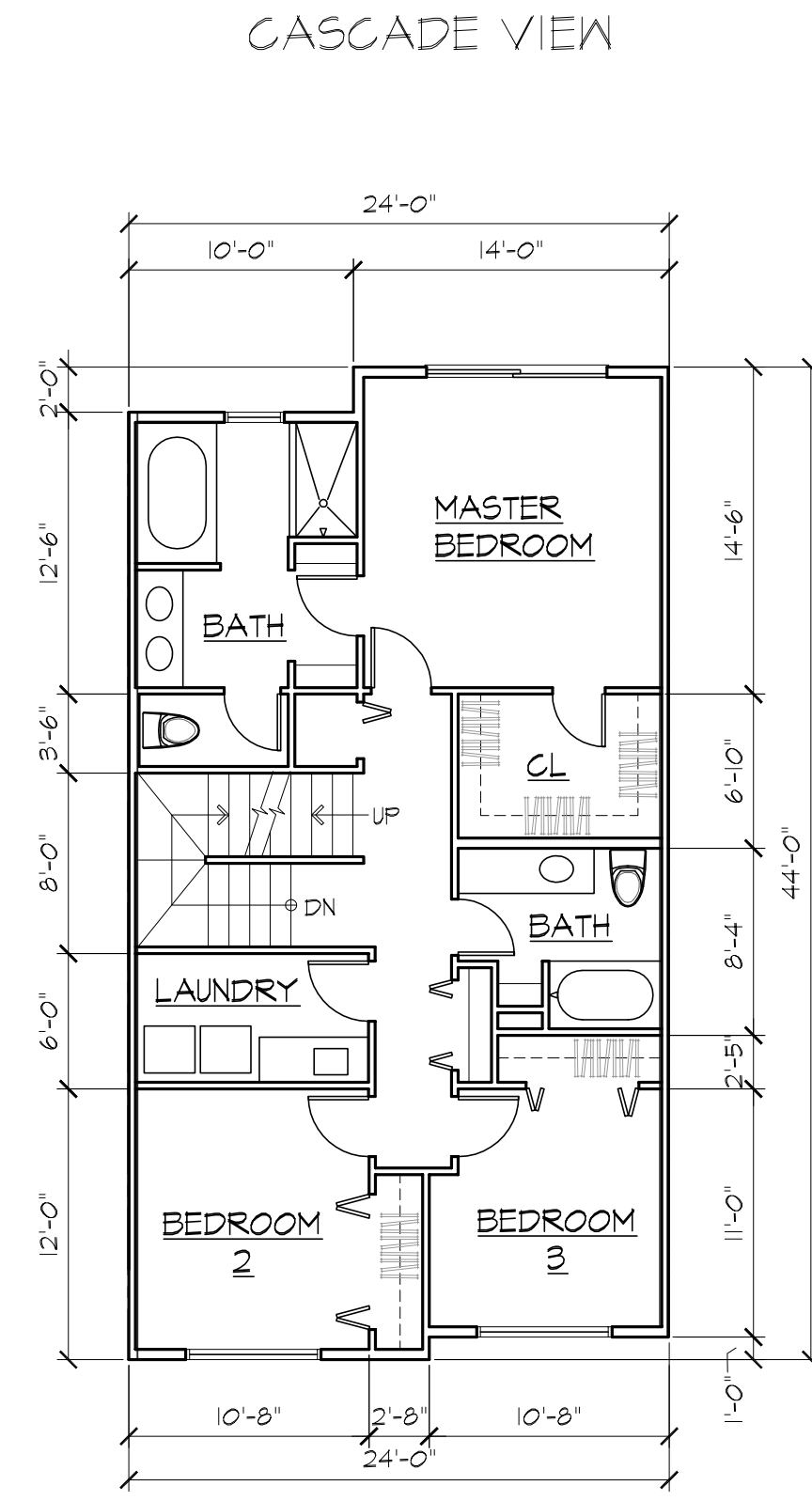
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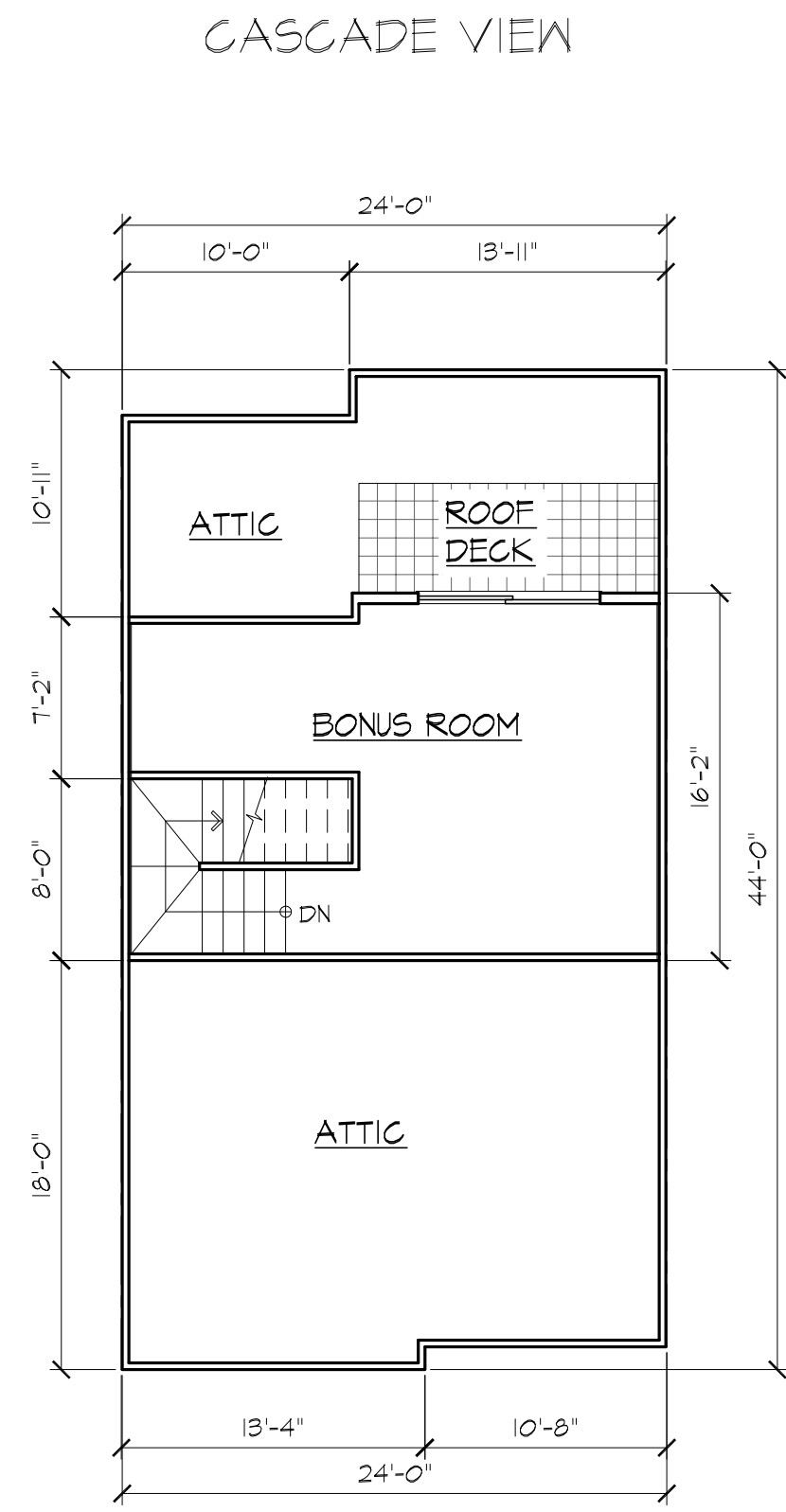
LOWER LEVEL



MAIN LEVEL  
WOODLAND VIEW



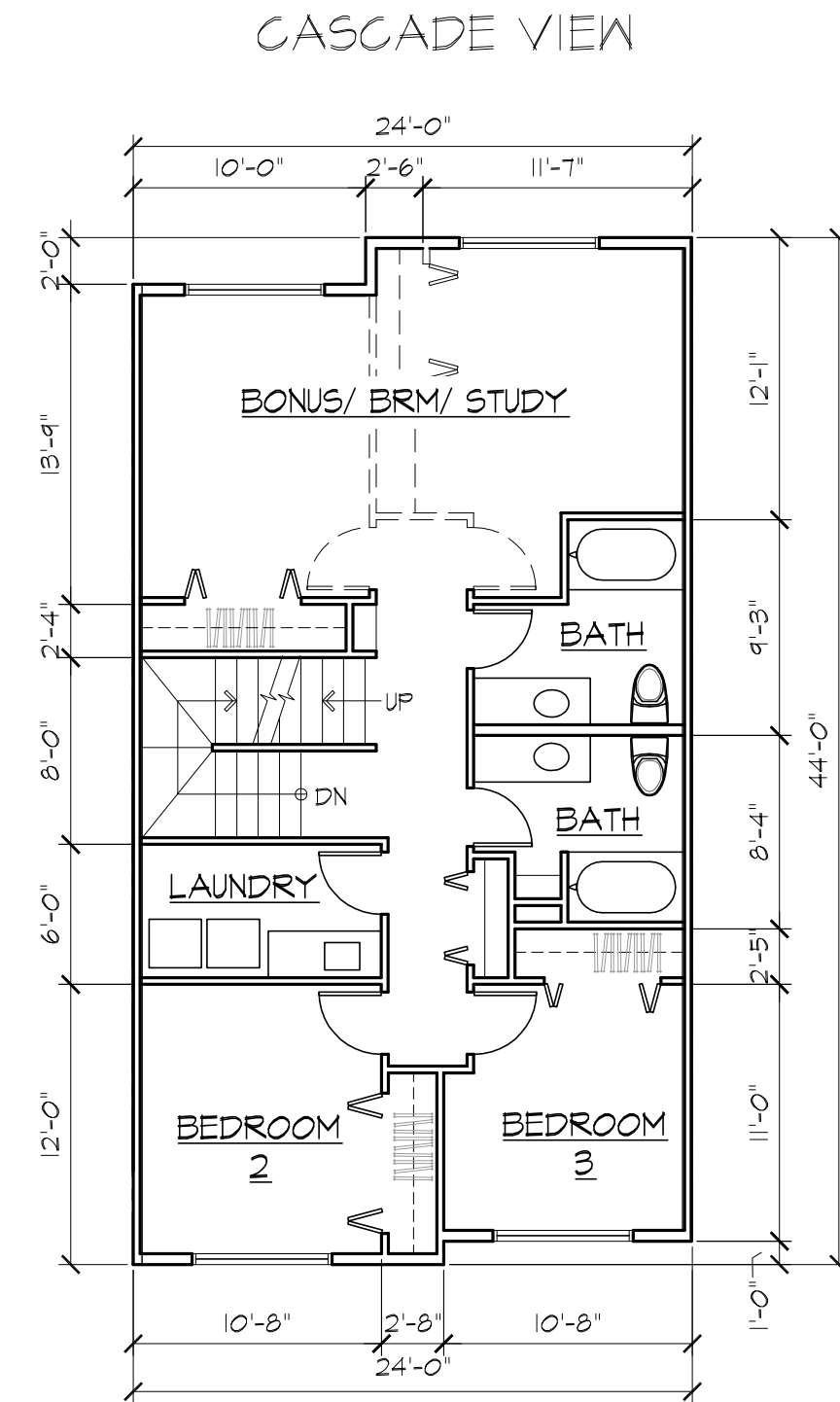
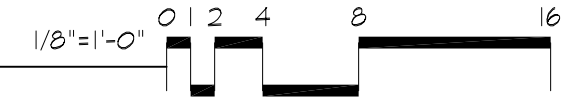
UPPER LEVEL  
WOODLAND VIEW



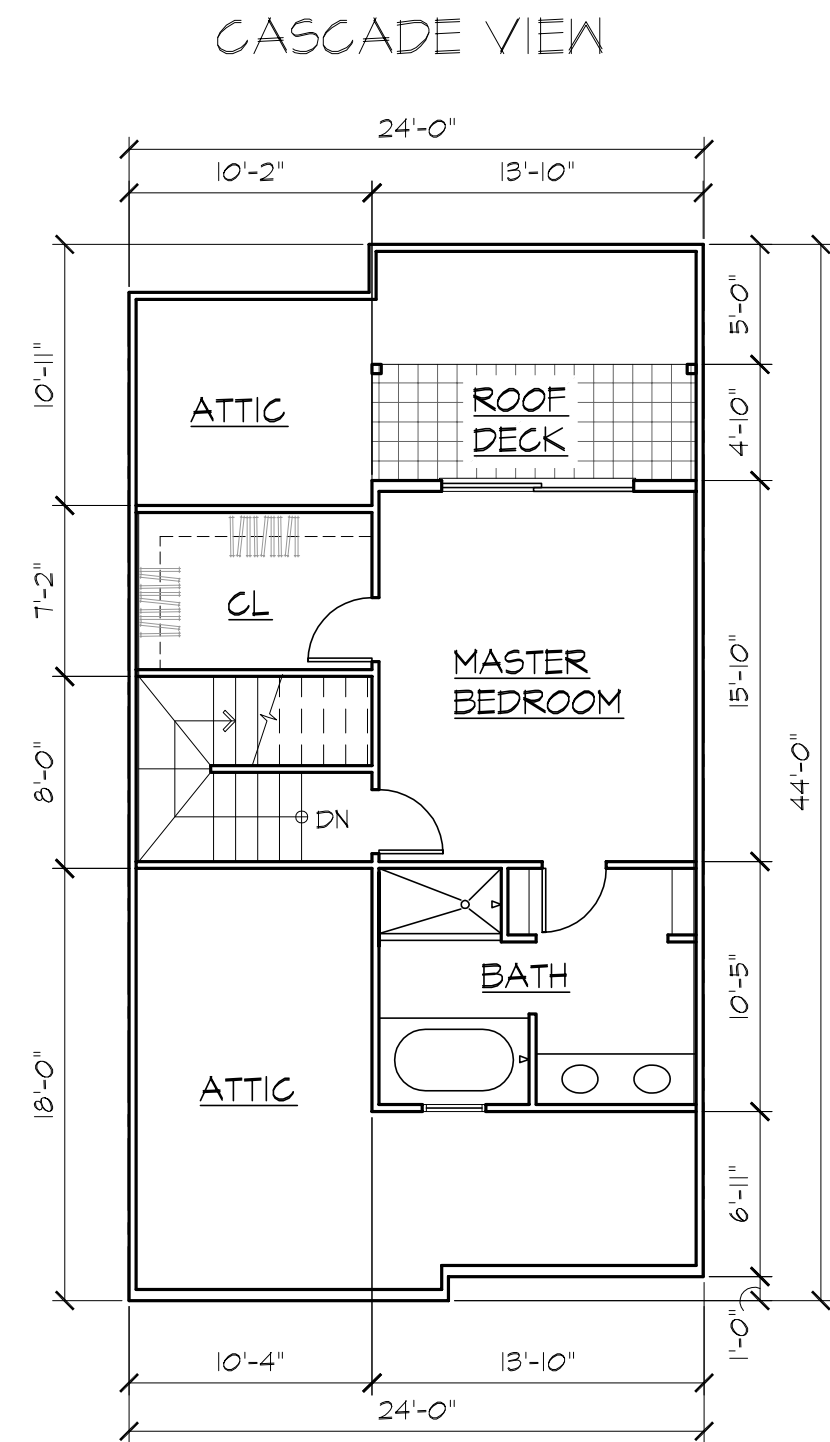
ROOF LEVEL  
(OPTIONAL BONUS ROOM)

UNIT MATRIX	
LOWER LEVEL	64 SF
MAIN LEVEL	837 SF
UPPER LEVEL	1036 SF
ROOF LEVEL	377 SF
TOTAL:	2,314 SF

14 UNIT PLAN TYPE 'C'



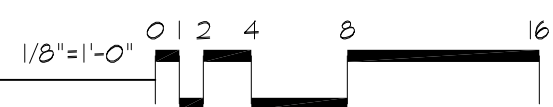
UPPER LEVEL  
WOODLAND VIEW



ROOF LEVEL  
(OPTIONAL MASTER BEDROOM)

UNIT MATRIX	
LOWER LEVEL	64 SF
MAIN LEVEL	837 SF
UPPER LEVEL	1036 SF
ROOF LEVEL	503 SF
TOTAL:	2,440 SF

12 ROOF LEVEL OPTION - UNIT PLAN TYPE 'C'  
BUILDINGS 16, 17, 18 & 19



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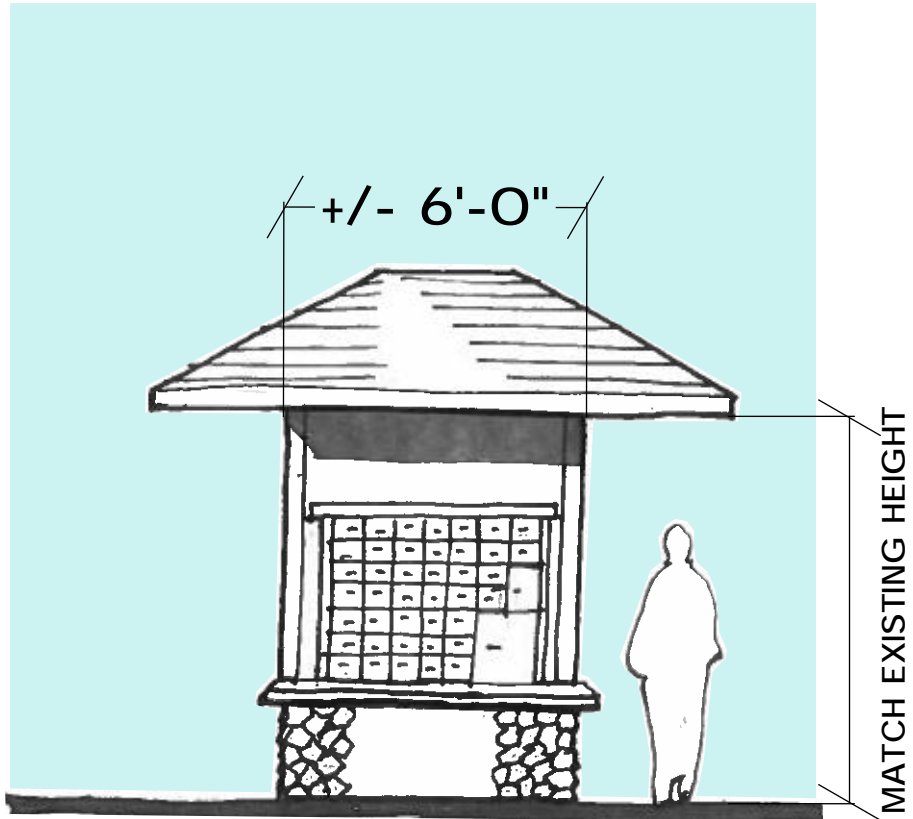
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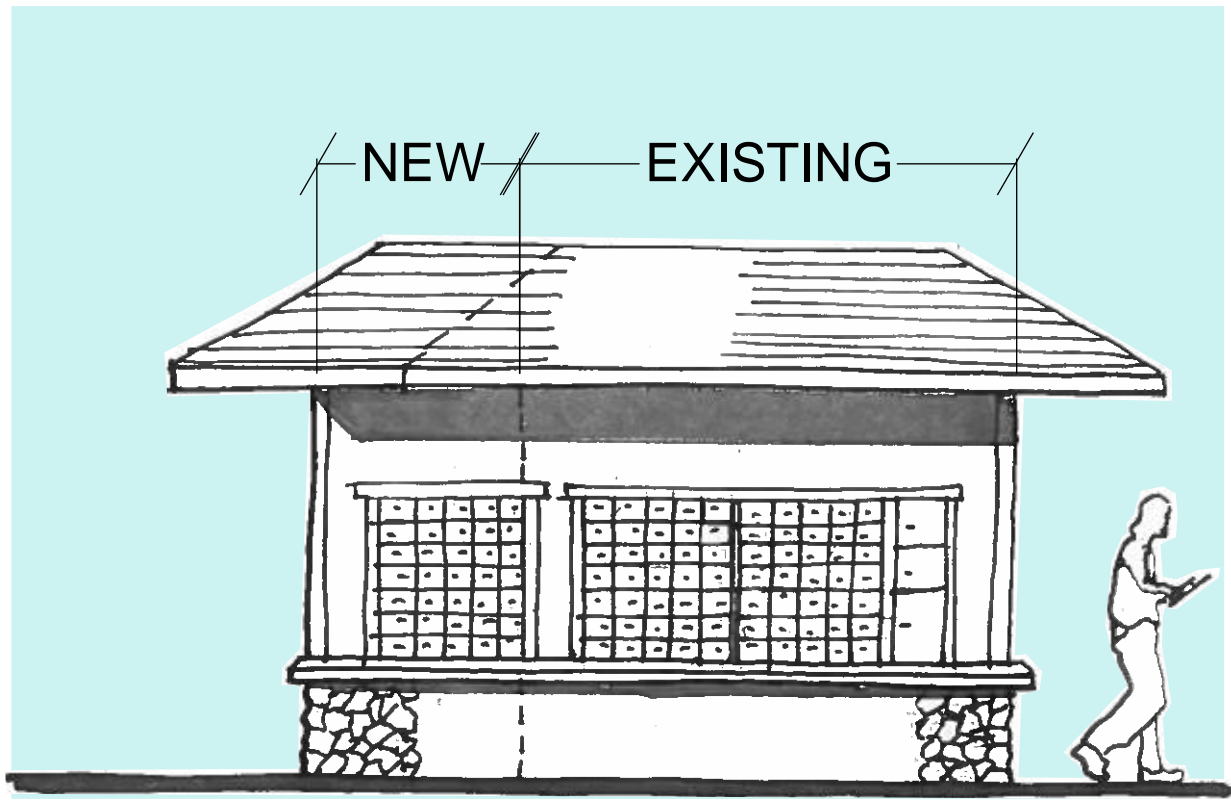
FLOOR PLANS  
UNIT C

A07

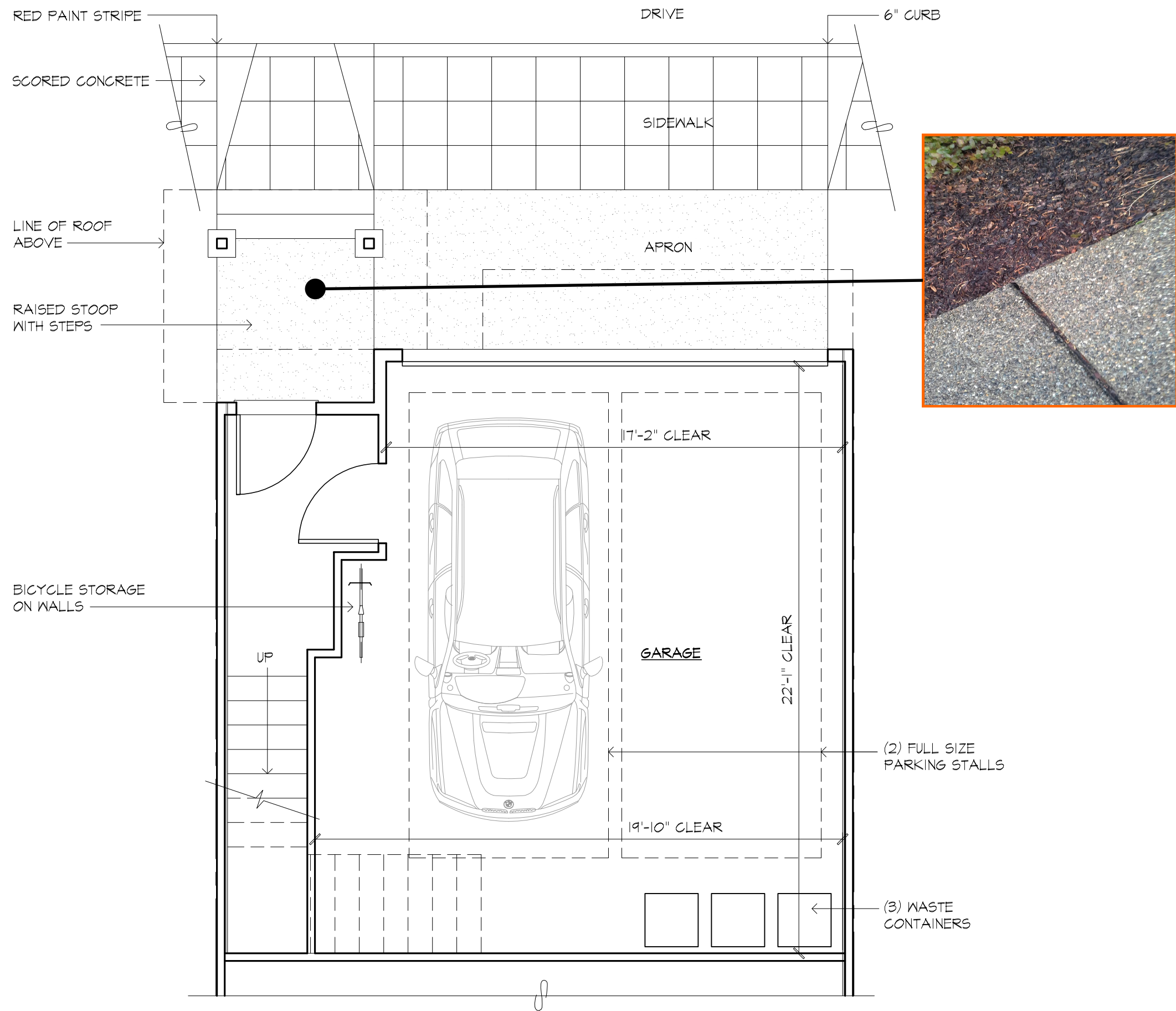
Drawing Name: P1201515-0357 Kelkari Apartments03 Drawings03 SDP2016-0202 - Drawing Sheets - for SDPA08 - Enlarged Unit Entry.dwg



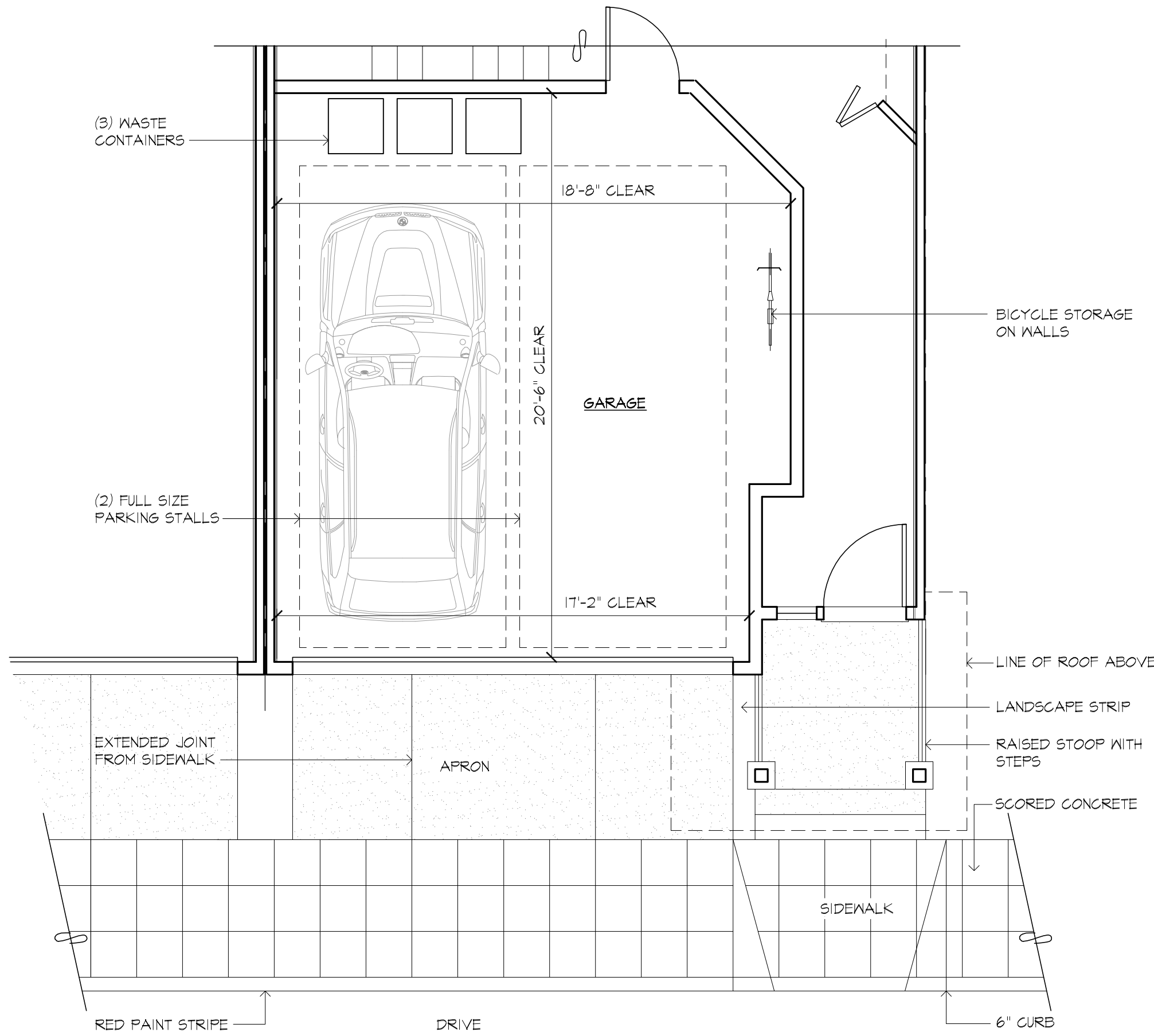
20 NEW MAIL KIOSK AT PHASE III



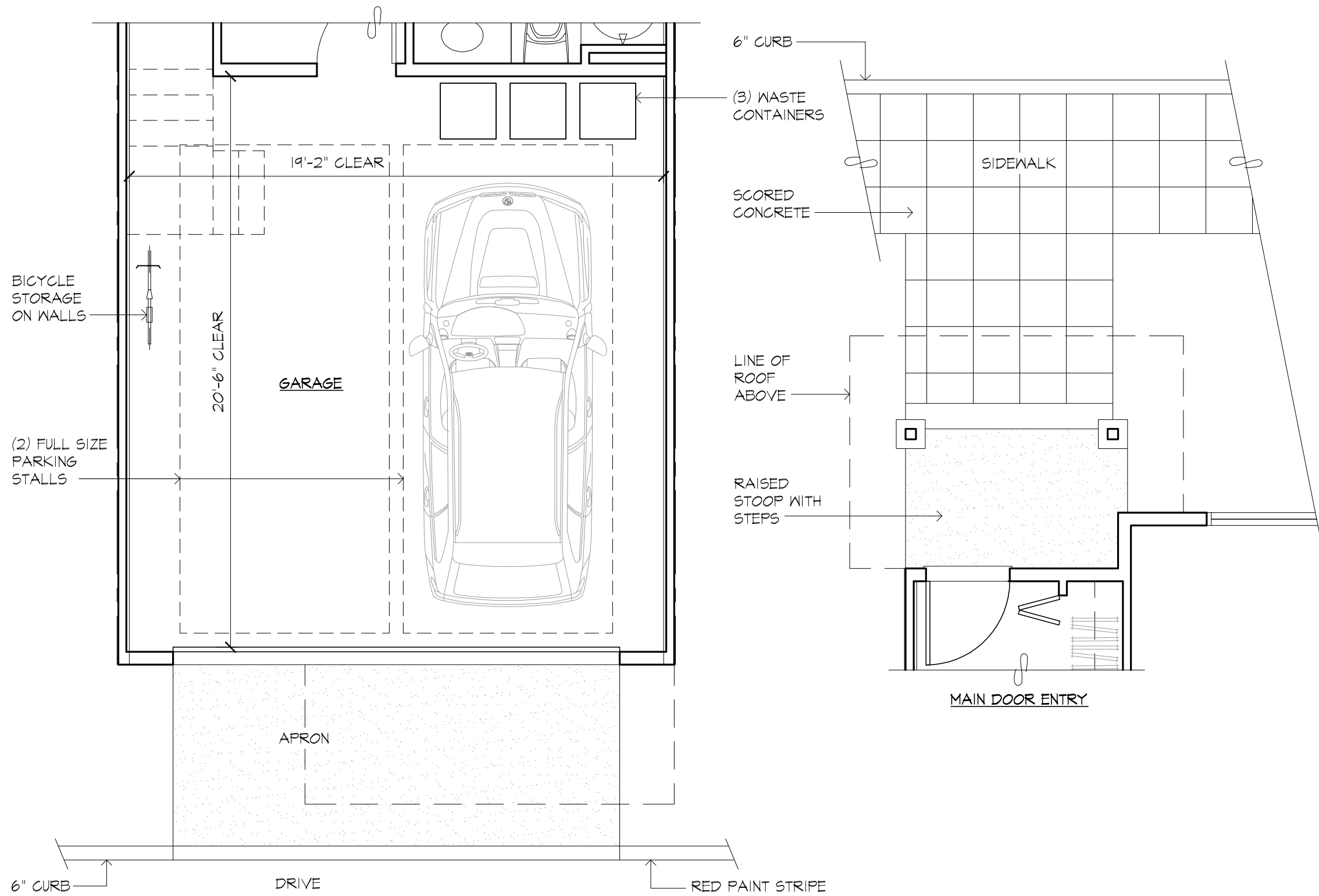
16 ADDITION TO EXISTING MAIL KIOSK AT PHASE II



14 TYPICAL MAIN ENTRY & GARAGE @ UNIT - C  
1/4" = 1'-0"



6 TYPICAL MAIN ENTRY & GARAGE @ UNIT - B  
1/4" = 1'-0"



8 TYPICAL MAIN ENTRY & GARAGE @ UNIT - A  
1/4" = 1'-0"

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MAIL KIOSK &  
ENLARGED PLANS

A08



Unit A Rear Elevation



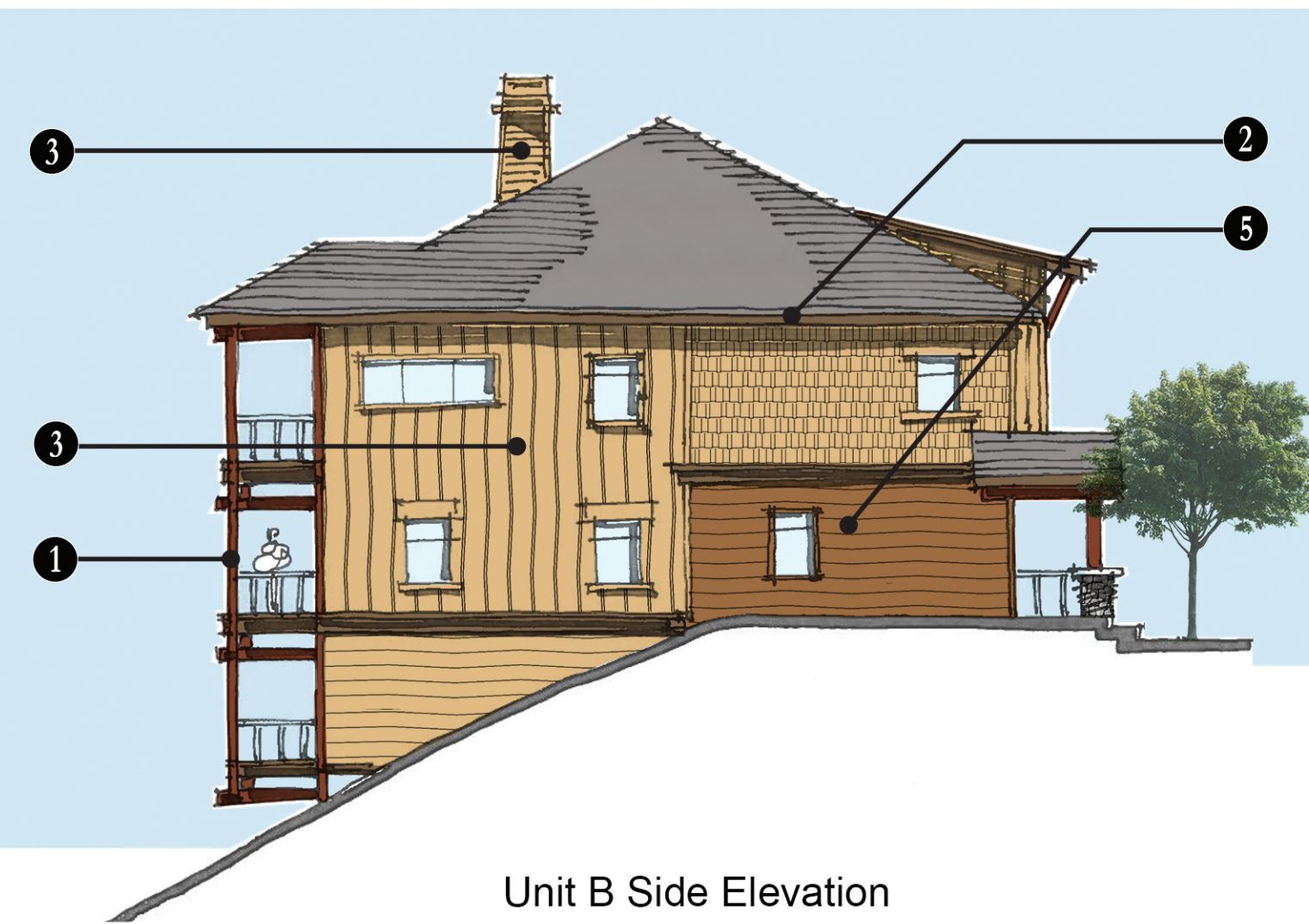
Unit A Side Elevation



Unit A Front Elevation



Unit B Rear Elevation



Unit B Side Elevation



Unit B Front Elevation



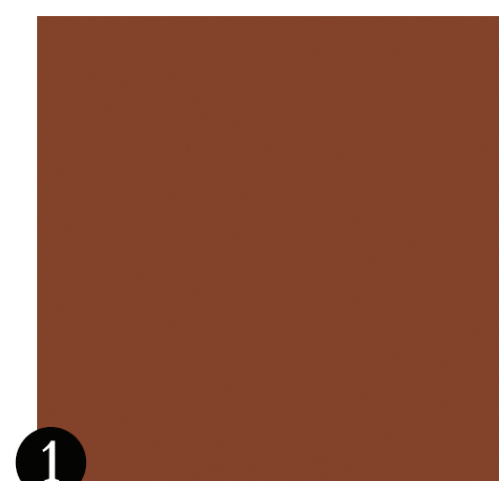
Unit C Front Elevation



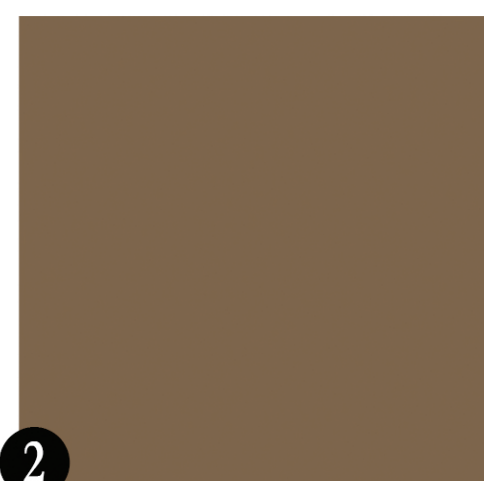
Unit C Side Elevation



Unit C Rear Elevation



1  
Toasted Chestnut  
SW 2174-10



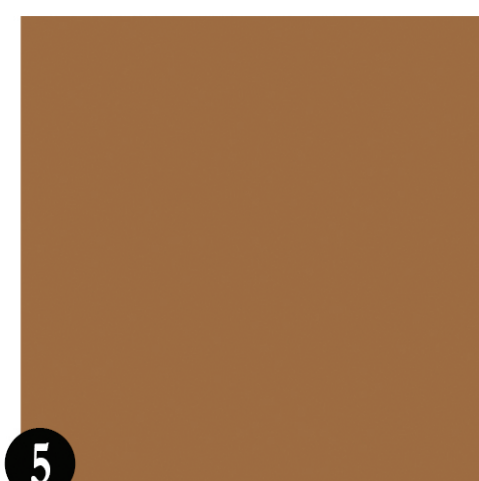
2  
Plymouth Brown  
SW HC -73



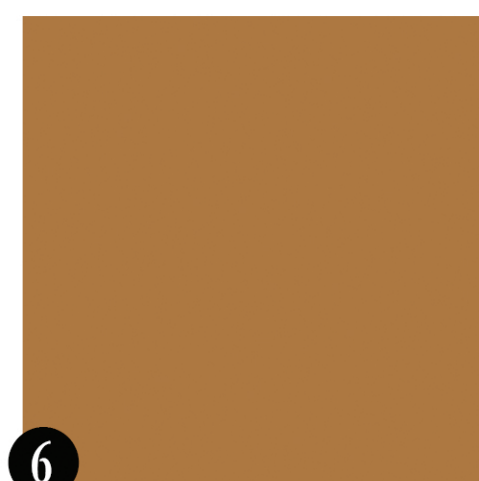
3  
Golden Tan  
SW 2152-40



4  
Delightful Gold  
SW 2158-30



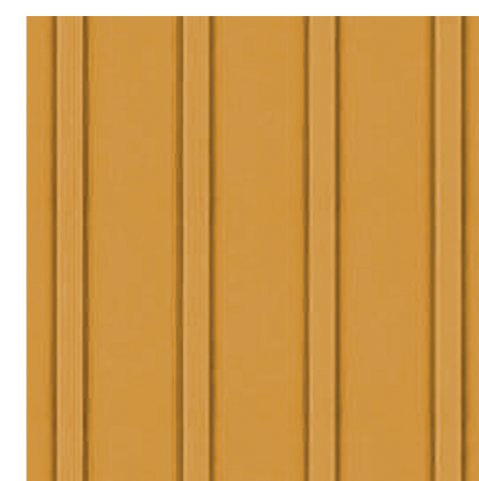
5  
Tanwy  
SW 2161-20



6  
Golden Meadow  
SW 2165-20



Shingle Siding



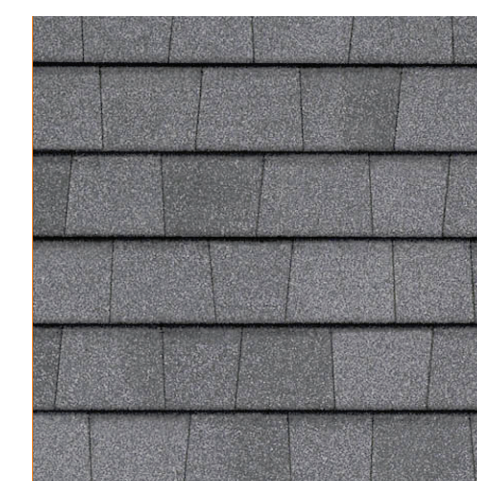
Board & Batten Siding



Lap Siding



Stone



Roof

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BOARD

A09